

\$559,900 - 4312 117 Street, Edmonton

MLS® #E4460949

\$559,900

4 Bedroom, 2.50 Bathroom, 1,443 sqft

Single Family on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

**** Large & Renovated!** A beautiful home in Royal Gardens. **** Let's cut to the chase. *******

Features: **** NEW** from top to bottom: New roof, New paint, New bathrooms, New kitchen, New appliances, New flooring & much more.

**** Vaulted high ceilings. ** TWO** gas fireplaces. **** Central** air conditioning. **** Fully** finished basement can be easily converted into a separate living suite. **** 220V** in garage, ideal for charging electrical cars. **** Oversized** double garage (30 feet wide x 22 feet deep). **** Big & Wide** LOT, 5,995 sqft (557 m2), 50 feet wide x 120 feet deep (15.2m x 36.6m) ********* Close to the University of Alberta, Recreation Centres, Southgate Mall, LRT stations & top-notch schools. **** Home** is what you make it! Move in & Enjoy!

Built in 1966

Essential Information

MLS® #	E4460949
Price	\$559,900
Lease Rate	\$15
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,443



Acres	0.00
Year Built	1966
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	4312 117 Street
Area	Edmonton
Subdivision	Royal Gardens (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 1T8

Amenities

Amenities	Air Conditioner, Vaulted Ceiling, See Remarks
Parking Spaces	4
Parking	220 Volt Wiring, Double Garage Detached, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed October 5th, 2025

Days on Market 23

Zoning Zone 16

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