

\$424,900 - 13212 117 Street, Edmonton

MLS® #E4446103

\$424,900

3 Bedroom, 2.00 Bathroom, 1,282 sqft

Single Family on 0.00 Acres

Kensington, Edmonton, AB

Immaculately maintained bungalow with 2 GARAGES, one Double and one Single - in a prime location—just a short walk from Grand Trunk Fitness Centre, excellent shopping, and transit! This spacious home offers 3 + 3 bedrooms and a separate side entrance and basement bathroom, ideal for a potential future basement suite. You™ll love the charm and functionality of the classic built-ins in the dining room and the peace of mind that comes with numerous updates like a newer roof, furnace, hot water tank, wall oven, and fence! Pride of ownership shows through even outside, there™s room to entertain and play in the huge well-maintained yard! A perfect blend of space, style, and location—this one has it all! (Some pictures have been virtually staged)

Built in 1964

Essential Information

MLS® #	E4446103
Price	\$424,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,282
Acres	0.00
Year Built	1964



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	13212 117 Street
Area	Edmonton
Subdivision	Kensington
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 5K2

Amenities

Amenities	On Street Parking, No Animal Home, No Smoking Home
Parking Spaces	6
Parking	2 Outdoor Stalls, Double Garage Detached, Over Sized, RV Parking, Single Garage Detached, See Remarks

Interior

Appliances	Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby
Roof	Vinyl Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Kensington
Middle	Rosslyn School
High	Queen Elizabeth

Additional Information

Date Listed July 5th, 2025
Days on Market 1
Zoning Zone 01

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