# \$509,900 - 12204 117 Avenue, Edmonton

MLS® #E4456803

## \$509,900

4 Bedroom, 3.50 Bathroom, 1,942 sqft Condo / Townhouse on 0.00 Acres

Inglewood (Edmonton), Edmonton, AB

Modern 3-storey triplex townhouse in Inglewood offering 4 bedrooms, 3.5 baths, and almost 2,000 sq. ft. of living space with garage parking. Steps from the 124 St Arts District and U of A trails, this home blends style and location. Enjoy a private rooftop terrace with stunning city views and a loft with wet barâ€"perfect for entertaining. The open-concept main floor features a chef's kitchen with high-end appliances, granite & quartz counters, large eating bar, and bright dining and family rooms. Upstairs offers 3 bedrooms, a 5-pc bath, laundry, and a primary suite with 4-pc ensuite and walk-in closet. The finished basement adds a bedroom and 3-pc bath, ideal for guests or a home office. All furniture and household items included, making this a true turn-key, move-in ready home. Don't miss this rare opportunity in one of Edmonton's most desirable infill communities!

Built in 2017

### **Essential Information**

MLS® # E4456803 Price \$509,900

Bedrooms 4

Bathrooms 3.50

Full Baths 3







Half Baths 1

Square Footage 1,942 Acres 0.00 Year Built 2017

Type Condo / Townhouse

Sub-Type Townhouse

Style 2 and Half Storey

Status Active

# **Community Information**

Address 12204 117 Avenue

Area Edmonton

Subdivision Inglewood (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T5M 0C3

# **Amenities**

Amenities Ceiling 9 ft., Patio, Secured Parking, Storage-In-Suite

Parking Single Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan,

Refrigerator, Stove-Electric, Washer, Window Coverings

Heating Fan Coil, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

# **Exterior**

Exterior Wood, Metal, Stucco

Exterior Features Golf Nearby, Landscaped, Public Swimming Pool, Public Transportation,

Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Metal, Stucco

Foundation Concrete Perimeter

### **Additional Information**

Date Listed September 8th, 2025

Days on Market 51

Zoning Zone 07

Condo Fee \$200

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