

## \$550,000 - 10950 117 Street, Edmonton

MLS® #E4448788

**\$550,000**

4 Bedroom, 2.50 Bathroom, 1,707 sqft

Single Family on 0.00 Acres

Queen Mary Park, Edmonton, AB

Over \$200K invested in renovations that make this home move-in ready, inside, outside, and underground. Located on a quiet street just half a block from the spray park and dog park, with a backyard built for summer: underground sprinklers, raised planters, shaded pergola and a brick patio. Elastomeric membrane \$50K weeping tile, rigid insulation, acrylic stucco, parging. Concrete (side/back) ~10 yrs. Fence ~10 yrs. Durabuilt windows w/ Hardie trim. 100 amp panel, backflow valve. In-floor heat (kitchen + basement bath). Refinished hardwood (up), engineered flooring (main). Kitchen ~15 yrs, quartz counters. Renovated main + basement baths, updated toilet/sink upstairs. Mudroom (2 yrs): new door, window, plumbing, electrical. Bright basement (10 yrs) w/ egress windows, tons of storage, space for 5th bed. Furnace/AC 2022/23. Custom blinds. Heated 1.5 garage: 60 amp panel, app-controlled heat, new doors, drywall, extra outlets. Fits Ram 1500 inside. Big updates done. Comfortable and built to last.

Built in 1951

### Essential Information

MLS® # E4448788

Price \$550,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,707                  |
| Acres          | 0.00                   |
| Year Built     | 1951                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10950 117 Street |
| Area        | Edmonton         |
| Subdivision | Queen Mary Park  |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5H 3N6          |

### Amenities

|                |                                                                                                                                                                                                                                                                                                                                   |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Fire Pit, Front Porch, Hot Water Natural Gas, Insulation-Upgraded, Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, No Animal Home, No Smoking Home, R.V. Storage, Sprinkler Sys-Underground, Vinyl Windows, Wall Unit-Built-In |
| Parking Spaces | 8                                                                                                                                                                                                                                                                                                                                 |
| Parking        | 220 Volt Wiring, Heated, Insulated, Over Sized, RV Parking, Single Garage Detached                                                                                                                                                                                                                                                |

### Interior

|              |                                                                                                                                                                        |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Humidifier-Power(Furnace), Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, See Remarks |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                              |
| Stories      | 2                                                                                                                                                                      |
| Has Basement | Yes                                                                                                                                                                    |
| Basement     | Full, Finished                                                                                                                                                         |

### Exterior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                     |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Schools, Shopping Nearby, Subdividable Lot |
| Roof              | Asphalt Shingles                                                                                                 |
| Construction      | Wood, Stucco                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                               |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 19th, 2025 |
| Days on Market | 14              |
| Zoning         | Zone 08         |

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Listing information last updated on August 2nd, 2025 at 9:31am MDT