

\$470,000 - 4215 117 Street, Edmonton

MLS® #E4460210

\$470,000

4 Bedroom, 2.00 Bathroom, 1,269 sqft

Single Family on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

Come enjoy this wonderful Royal Gardens open beam bungalow! With approximately 2500 sq ft of living space, there is plenty of room for everyone! The home features the classic floorplan so well known in the area. The Main Floor currently has two bedrooms (easily returned to three), with two more downstairs! The current owners have performed updates over the years, from shingles, eaves, MF windows, to the furnace and HWT. The East facing backyard is perfect for entertaining, and parking is not an issue with a double detached garage, and space for two more vehicles on the pad! This fine property is conveniently located for proximity to all that the area is recognized for: walking distance to excellent schools from K-12, grocery stores and retail shopping, to dropping the kids off at Snow Valley! Commuting is easy peasy as well, with quick access to major arterials such as Whitemud Drive. A great home in a family friendly southside neighbourhood!

Built in 1965

Essential Information

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Price \$470,000

Lease Rate \$16



Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	1,269
Acres	0.00
Year Built	1965
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	4215 117 Street
Area	Edmonton
Subdivision	Royal Gardens (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 1T5

Amenities

Amenities	Off Street Parking, On Street Parking, No Animal Home, No Smoking Home, Patio, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Storage Shed, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, Low Maintenance Landscape, Park/Reserve, Paved Lane, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	R Secord/ St. Boniface
Middle	St. Laurent/ V. Barford
High	Ainlay/ St. Laurent

Additional Information

Date Listed	October 1st, 2025
Days on Market	8
Zoning	Zone 16

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