

## \$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 x 22 feet).**

**\*\* 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      1

Zoning                Zone 16

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Listing information last updated on October 5th, 2025 at 11:32pm MDT