

## \$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 wide x 22 feet deep). \*\* 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     12

Zoning               Zone 16

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Listing information last updated on October 17th, 2025 at 7:02am MDT