

\$549,900 - 12204 117 Avenue, Edmonton

MLS® #E4456803

\$549,900

4 Bedroom, 3.50 Bathroom, 1,942 sqft

Condo / Townhouse on 0.00 Acres

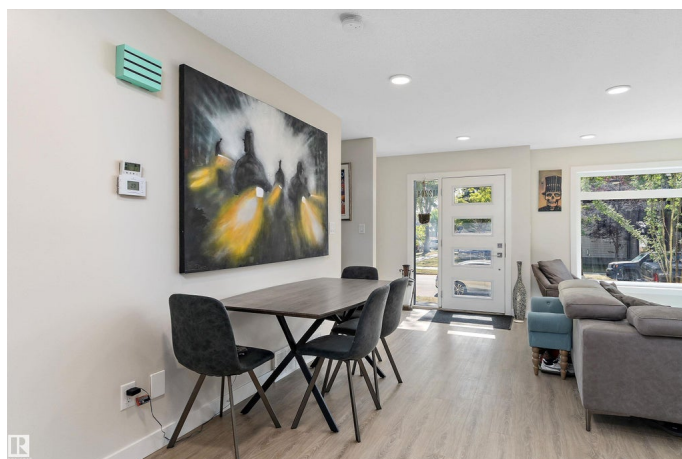
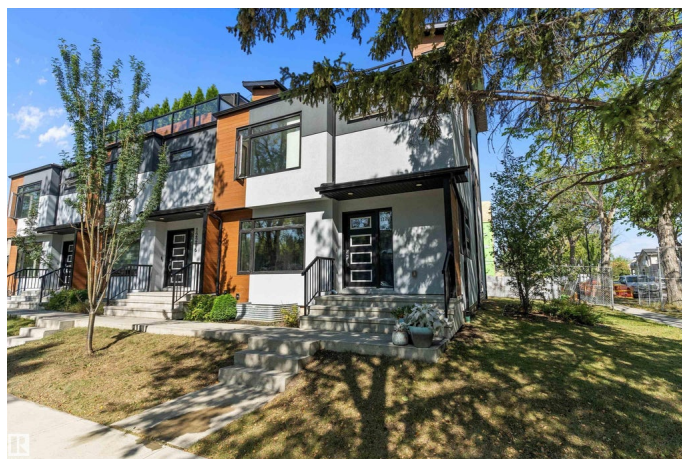
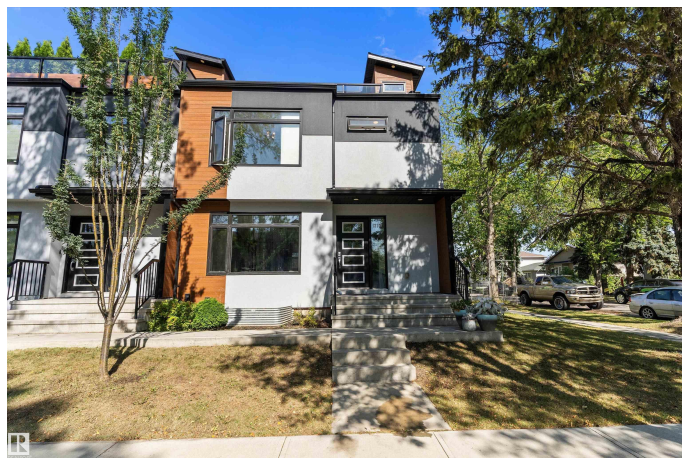
Inglewood (Edmonton), Edmonton, AB

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 bar—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	\$549,900
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	9
Zoning	Zone 07
Condo Fee	\$200

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 16th, 2025 at 9:31pm MDT