

## **\$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 | 1                 |
| Zoning         | Zone 16           |

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Listing information last updated on October 2nd, 2025 at 6:32pm MDT