

Courtesy Of Sarah J Leib Of RE/MAX River City

## \$354,800 - 10926 117 Street, Edmonton

MLS® #E4455893

**\$354,800**

2 Bedroom, 1.00 Bathroom, 864 sqft

Single Family on 0.00 Acres

Queen Mary Park, Edmonton, AB

CHARMING, CENTRAL, CHARACTER HOME NOW AVAILABLE! This property is ideal for first time homeowners or those wanting an investment or future redevelopment property.

This 2 Bedroom Bungalow features an updated Kitchen & Bath with Retro Bar in the Basement. CARPET-FREE Home! BONUS: Windows (2025), Shingles (2022), HWT (2022), Furnace Motherboard (2021) & Dryer (2025) & Electric Fireplace. Very walkable with Dog Park, Spray Park & Playground a block away. Fabulous community & friendly neighbours. Easy commute by bus, bike or car to Downtown/ Manchester Square / Brewery District & Wā@hkwĀntĀ'win (formerly known as Oliver) with quick access to the Yellowhead. MacEwan University, Royal Alexandra Hospital & Shopping is nearby too. SUNNY, WEST BACKYARD w/ new fencing w/ deck). LARGE LOT - 47' x 150', 654 m2. RS - Small Scale Residential Zoning.

Built in 1951

### Essential Information

MLS® #	E4455893
Price	\$354,800
Bedrooms	2
Bathrooms	1.00
Full Baths	1



Square Footage	864
Acres	0.00
Year Built	1951
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	10926 117 Street
Area	Edmonton
Subdivision	Queen Mary Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 3N6

### **Amenities**

Amenities	Deck
Parking	Single Garage Detached

### **Interior**

Appliances	Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	John McDougall/St Catherin
Middle	Spruce Ave/St Catherine
High	Victoria/St Joesph

### **Additional Information**

Date Listed            September 3rd, 2025

Days on Market      14

Zoning                 Zone 08

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Listing information last updated on September 17th, 2025 at 3:17am MDT