

## \$499,000 - 10914 117 Street, Edmonton

MLS® #E4457376

**\$499,000**

5 Bedroom, 2.00 Bathroom, 1,269 sqft

Single Family on 0.00 Acres

Queen Mary Park, Edmonton, AB

**LEGAL SUITE!** Built on a massive lot this 1.5 story home has many updates and an oversized double detached garage. Big ticket improvements include a full weeping tile and sump pump system, new roof, new furnaces, updated plumbing, hot water tank and electrical. The main suite has 3 bedrooms, large bright windows, a full 4 piece bathroom, it's clean and freshly painted. Upstairs are two excellent bedrooms and the main floor bedroom is roughed in for a 2 piece en suite. The basement suite has two more large bedrooms, a 3 piece bathroom, high ceilings and a dishwasher. The shared laundry and utility room provides ample storage. Outside the yard massive. The backyard is fenced and has a hot tub. The double detached garage is oversized and has extra parking on the driveway in front of it. This home is a turnkey money maker perfect for investors or home owners looking for a mortgage helper. Queen Mary Park is a fast growing central and convenient community. The location makes it easy to find quality tenants.

Built in 1951

### Essential Information

MLS® # E4457376

Price \$499,000



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,269
Acres	0.00
Year Built	1951
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	10914 117 Street
Area	Edmonton
Subdivision	Queen Mary Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 3N6

### **Amenities**

Amenities	Deck, Hot Tub
Parking Spaces	2
Parking	Double Garage Detached, Over Sized

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Stove-Countertop Gas, Stove-Electric, Washer, Window Coverings, Refrigerators-Two, Hot Tub
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 11th, 2025

Days on Market                2

Zoning                            Zone 08

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