

## \$299,000 - 12308 117 Avenue, Edmonton

MLS® #E4439826

**\$299,000**

2 Bedroom, 3.50 Bathroom, 1,174 sqft

Condo / Townhouse on 0.00 Acres

Inglewood (Edmonton), Edmonton, AB

PET FRIENDLY!! Assumable low interest mortgage! Affordable & Fully Finished! Single Detached Garage, and healthy reserve fund! This well-maintained 4-plex unit offers 2 spacious bedrooms, 3.5 bathrooms, and a bright, cozy living room with south-facing windows that fill the space with natural light. The kitchen features maple cabinetry, stainless steel appliances (including a new dishwasher), and a sunny dining nook with two windows. Just off the kitchen, step out onto a small freshly painted deck leading to the shared yard. A convenient half bath completes the main floor. Wrought iron railings lead upstairs to a versatile loft/den and two generous bedrooms. The primary suite includes a walk-in closet, bay window, and 4-piece ensuite. The finished basement offers a large family room, 3-piece bath, laundry, mechanical room (with a newer hot water tank), and lots of storage. Includes a titled detached single garage. Excellent central location

Built in 2006

### Essential Information

MLS® # E4439826

Price \$299,000

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 3.50              |
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 1,174             |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 12308 117 Avenue     |
| Area        | Edmonton             |
| Subdivision | Inglewood (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5M 0N2              |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Vinyl Windows    |
| Parking   | Single Garage Detached |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                          |
| Stories           | 3                                                                                  |
| Has Basement      | Yes                                                                                |
| Basement          | Full, Finished                                                                     |

### Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                           |
| Exterior Features | Airport Nearby, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                      |
| Construction      | Wood, Vinyl                                                                           |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 1st, 2025  
Days on Market                119  
Zoning                              Zone 07  
Condo Fee                        \$252

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Listing information last updated on September 28th, 2025 at 6:02am MDT