

## \$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 & Wāhkwāntāwin (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 | 10                  |
| Zoning         | Zone 08             |

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Listing information last updated on September 13th, 2025 at 2:32am MDT