# \$539,000 - 12208 117 Avenue, Edmonton

MLS® #E4435023

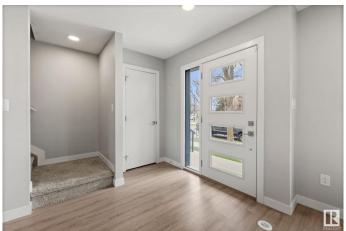
#### \$539,000

3 Bedroom, 2.50 Bathroom, 1,747 sqft Condo / Townhouse on 0.00 Acres

Inglewood (Edmonton), Edmonton, AB

DETACHED GARAGE | HIGH-END FINISHINGS | ROOFTOP PATIO | SOUTH-FACING EXPOSURE Modern 3-Storey Home with Rooftop Patio in Inglewood. This architecturally designed home blends modern style and smart functionality across 3 levels in a vibrant, walkable neighborhood near 124 Street, cafes, parks and schools. The bright main floor features a custom kitchen, quartz countertops, sleek cabinetry, stainless steel appliances, designer lighting, feature walls, 2 piece bath, dining area and living room ideal for daily living and entertaining. Upstairs, you'II find 3 bedrooms including a spacious primary suite with dual closets, a 4-piece ensuite plus a shared 5-piece main bath for added convenience. The top floor offers a versatile family/rec room with wet bar and access to a private rooftop patio with stunning views. A detached garage, modern curb appeal, and high-end finishes complete this rare opportunity for stylish urban living in a prime location. Condo fees cover building insurance.







Built in 2017

## **Essential Information**

MLS® # E4435023 Price \$539,000 Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,747

Acres 0.00

Year Built 2017

Type Condo / Townhouse

Sub-Type Townhouse

Style 3 Storey

Status Active

## **Community Information**

Address 12208 117 Avenue

Area Edmonton

Subdivision Inglewood (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T5M 0G8

## **Amenities**

Amenities No Smoking Home, Vinyl Windows, Rooftop Deck/Patio

Parking Spaces 2

Parking Single Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher - Energy Star, Dryer, Garage Opener, Hood Fan,

Oven-Microwave, Refrigerator, Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Insert, Tile Surround

# of Stories 3
Stories 3

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Wood, Composition, Stucco

Exterior Features Landscaped

Roof Asphalt Shingles

Construction Wood, Composition, Stucco

Foundation Concrete Perimeter

### **Additional Information**

Date Listed May 7th, 2025

Days on Market 40

Zoning Zone 07

Condo Fee \$200

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 10:17am MDT