

## \$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

Assumable low interest mortgage! Affordable & Fully Finished! 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—just 10 minutes to the U of A, Downtown, NAIT, and the River Valley. Great value—don't miss it!

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                105  
Zoning                              Zone 07  
Condo Fee                        \$252

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