

\$315,000 - 12308 117 Avenue, Edmonton

MLS® #E4439826

\$315,000

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 \$315,000

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 63
Zoning Zone 07
Condo Fee \$252

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