

Courtesy Of John M Taggart Of Town and City Realty

## \$499,000 - 10914 117 Street, Edmonton

MLS® #E4457376

**\$499,000**

5 Bedroom, 2.00 Bathroom, 1,269 sqft

Single Family on 0.00 Acres

Queen Mary Park, Edmonton, AB

**LEGAL SUITE!** Built on a massive lot this 1.5 story home has many updates and an oversized double detached garage. Big ticket improvements include a full weeping tile and sump pump system, new roof, new furnaces, updated plumbing, hot water tank and electrical. The main suite has 3 bedrooms, large bright windows, a full 4 piece bathroom, it's clean and freshly painted. Upstairs are two excellent bedrooms and the main floor bedroom is roughed in for a 2 piece en suite. The basement suite has two more large bedrooms, a 3 piece bathroom, high ceilings and a dishwasher. The shared laundry and utility room provides ample storage. Outside the yard massive. The backyard is fenced and has a hot tub. The double detached garage is oversized and has extra parking on the driveway in front of it. This home is a turnkey money maker perfect for investors or home owners looking for a mortgage helper. Queen Mary Park is a fast growing central and convenient community. The location makes it easy to find quality tenants.

Built in 1951

### Essential Information

MLS® # E4457376

Price \$499,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,269                  |
| Acres          | 0.00                   |
| Year Built     | 1951                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 10914 117 Street |
| Area        | Edmonton         |
| Subdivision | Queen Mary Park  |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5H 3N6          |

### **Amenities**

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Deck, Hot Tub                      |
| Parking Spaces | 2                                  |
| Parking        | Double Garage Detached, Over Sized |

### **Interior**

|              |                                                                                                                        |
|--------------|------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Stove-Countertop Gas, Stove-Electric, Washer, Window Coverings, Refrigerators-Two, Hot Tub |
| Heating      | Forced Air-2, Natural Gas                                                                                              |
| Stories      | 3                                                                                                                      |
| Has Suite    | Yes                                                                                                                    |
| Has Basement | Yes                                                                                                                    |
| Basement     | Full, Finished                                                                                                         |

### **Exterior**

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior          | Wood, Vinyl                                             |
| Exterior Features | Back Lane, Fenced, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                        |
| Construction      | Wood, Vinyl                                             |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 11th, 2025

Days on Market                8

Zoning                            Zone 08

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Listing information last updated on September 19th, 2025 at 11:47am MDT