

## \$435,000 - 4204 117 Street, Edmonton

MLS® #E4454163

**\$435,000**

3 Bedroom, 2.00 Bathroom, 1,156 sqft

Single Family on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

This classic 4 level split sits on a spacious corner lot with a double detached garage. Originally built in 1966 as a show home and lovingly owned by the same family since, the home offers timeless character and great potential for personalization. Featuring 3 bedrooms, a 4pc bath plus 2 half baths, including a convenient ensuite in the primary, the layout provides excellent function for families. Large front windows fill the living area with natural light, and the generous dining space makes hosting easy. Many original finishes remain, giving the opportunity to renovate and create a truly customized home. The lower levels offer flexible living areas ideal for family or recreation. Outside, the corner lot provides added privacy and yard space to enjoy. Located in the mature neighbourhood of Royal Gardens close to schools, Snow Valley, the Whitemud, and everyday amenities, this is a wonderful opportunity to own a home with history and room to grow.

Built in 1966

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4454163  |
| Price     | \$435,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Half Baths     | 2                      |
| Square Footage | 1,156                  |
| Acres          | 0.00                   |
| Year Built     | 1966                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 4204 117 Street          |
| Area        | Edmonton                 |
| Subdivision | Royal Gardens (Edmonton) |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6J 1T7                  |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Off Street Parking     |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                             |
| Appliances        | Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas                                                                    |
| Stories           | 4                                                                                            |
| Has Basement      | Yes                                                                                          |
| Basement          | Full, Finished                                                                               |

### Exterior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                  |
| Exterior Features | Back Lane, Corner Lot, Fenced, Flat Site, Golf Nearby, Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                                    |
| Construction      | Wood, Brick, Vinyl                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                  |

**Additional Information**

Date Listed            August 21st, 2025  
Days on Market      28  
Zoning                Zone 16

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