

Courtesy Of Joseph Rubay Of Real Broker

\$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'll 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 |

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Listing information last updated on June 16th, 2025 at 2:47am MDT