

## \$389,900 - 10926 117 Street, Edmonton

MLS® #E4448562

**\$389,900**

2 Bedroom, 1.00 Bathroom, 864 sqft

Single Family on 0.00 Acres

Queen Mary Park, Edmonton, AB

**CHARMING, CENTRAL, CHARACTER HOME NOW AVAILABLE!** This 2 Bedroom Bungalow features an updated Kitchen & Bath with Retro Bar in the Basement. CARPET-FREE Home!

BONUS: Windows (2025), Shingles (2022), HWT (2022), Furnace Motherboard (2021) & Dryer (2025) & Electric Fireplace. Very walkable with Dog Park, Spray Park & Playground a block away. Fabulous community & friendly neighbours. Easy commute by bus, bike or car to Downtown/ Manchester Square / Brewery District & W&A hkw&ntwin (formerly known as Oliver) with quick access to the Yellowhead.

MacEwan University, Royal Alexandra Hospital & Shopping is nearby too. LARGE LOT - 47' x 150', 654 m2 - with a SUNNY, WEST BACKYARD w/ new fencing w/ deck). RS - Small Scale Residential Zoning.

Built in 1951

### Essential Information

MLS® #	E4448562
Price	\$389,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	864
Acres	0.00



Year Built	1951
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	10926 117 Street
Area	Edmonton
Subdivision	Queen Mary Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 3N6

### **Amenities**

Amenities	Deck
Parking	Single Garage Detached

### **Interior**

Appliances	Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	John McDougall/St Catherin
Middle	Spruce Ave/St Catherine

High Victoria/St Joesph

**Additional Information**

Date Listed July 18th, 2025

Days on Market 11

Zoning Zone 08

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