

## \$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&ant&win (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 32

Zoning Zone 08

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Listing information last updated on August 19th, 2025 at 11:02am MDT