

## **\$530,000 - 10966 118 Street, Edmonton**

MLS® #E4446928

**\$530,000**

3 Bedroom, 2.00 Bathroom, 1,118 sqft

Single Family on 0.00 Acres

Queen Mary Park, Edmonton, AB

FABULIOUS LOCATION!!!!1109 sq.ft. OPEN CONCEPT, RENOVATED, AIR CONDITIONED, BUNGALOW WITH 3 SEASON SUNROOM HAS TO BE SEEN TO BE APPRECIATED! It is move in ready & BACKS ONTO A LOVELY OFF LEAD DOG PARK. Gorgeous front and back yards with tons of mature trees, shrubs & perennials, (INCLUDES 7 RAISED BEDS). Lot of reno's! Newer kitchen, garage pad, & both bathrooms redone & include quartz counter tops. Owner has meticulously cared for the home for 30 years. The living Rm has LARGE picture windows, plus feature gas fireplace. Lots of hardwood floors in like new condition. 2 bedrooms upstairs. Both Bathrooms up & down stairs have been redone. The kitchen HAS UNDERMOUNT LIGHTING, is bright & shows off lovely quartz counter tops, lots of cabinet space with pull out drawers. PLUS GREAT CENTRE ISLAND FOR EXTRA COUNTER SPACE. S/S APPLIANCES ONLY 3 YEARS OLD. Downstairs is a huge family room an additional bedroom & storage areas. NEWER ROOF, HOT WATER TANK, FURNACE, WASHER, DRYER. OVER SIZED DOUBLE DETACH GARAGE.

Built in 1952

### **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4446928               |
| Price          | \$530,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,118                  |
| Acres          | 0.00                   |
| Year Built     | 1952                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10966 118 Street |
| Area        | Edmonton         |
| Subdivision | Queen Mary Park  |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5H 3N9          |

### Amenities

|           |   |
|-----------|---|
| Amenities | On Street Parking, No Animal Home, No Smoking Home, See Remarks, Natural Gas BBQ Hookup |
| Parking   | Double Garage Detached, Over Sized  |

### Interior

|              |   |
|--------------|---|
| Appliances   | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating      | Forced Air-1, Natural Gas   |
| Fireplace    | Yes   |
| Fireplaces   | Stone Facing  |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Backs Onto Park/Trees, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Public Transportation, Shopping Nearby, Treed Lot, Vegetable Garden, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 1               |
| Zoning         | Zone 08         |

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Listing information last updated on July 11th, 2025 at 2:32pm MDT