

## \$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       1  
Zoning                 Zone 16

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