

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 | 87            |
| Zoning         | Zone 07       |
| Condo Fee      | \$200         |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 2nd, 2025 at 6:47am MDT