

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	41
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 June 17th, 2025 at 7:47pm MDT