

## \$439,700 - 4119 117 Street, Edmonton

MLS® #E4449052

**\$439,700**

4 Bedroom, 2.00 Bathroom, 1,131 sqft

Single Family on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

Welcome to Royal Garden! This warm and inviting bungalow offers 3 on the main floor plus an additional bedroom in the basement . Fully finished basement. Nestled on a generous 53x120 lot, the home features vaulted ceilings and a well-sized kitchen that adds to its charm. The basement includes a full bathroom, a large recreation room, and plenty of space for family or guests. Outside, you'll find a fully fenced and landscaped yard, along with a detached double garage. Conveniently located near schools, shopping, public transit, and major routes, this home provides easy access to everything you need. A perfect location for all lifestyles!

Built in 1966

### Essential Information

MLS® #	E4449052
Price	\$439,700
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,131
Acres	0.00
Year Built	1966
Type	Single Family
Sub-Type	Detached Single Family



Style	Bungalow
Status	Active

### Community Information

Address	4119 117 Street
Area	Edmonton
Subdivision	Royal Gardens (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 1T5

### Amenities

Amenities	Vaulted Ceiling
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 22nd, 2025
Days on Market	3
Zoning	Zone 16

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