

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

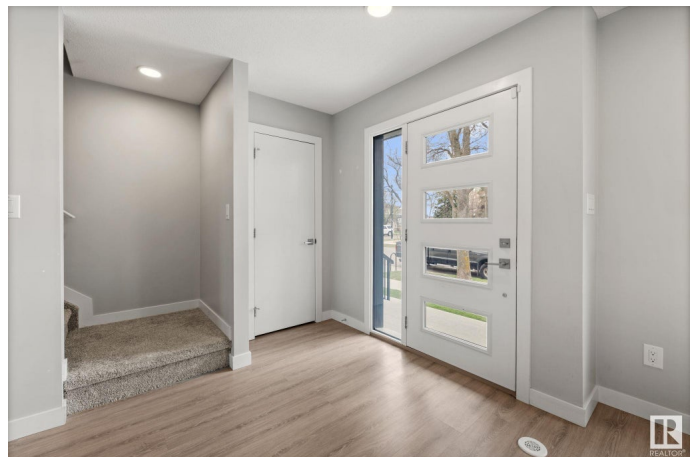
Inglewood (Edmonton), Edmonton, AB

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	59
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 July 5th, 2025 at 5:02am MDT