

Courtesy Of Mina D Gayed Of Mozaic Realty Group

\$524,900 - 2415 117 Street, Edmonton

MLS® #E4427495

\$524,900

5 Bedroom, 3.50 Bathroom, 1,803 sqft
Single Family on 0.00 Acres

Blue Quill, Edmonton, AB

Pride of ownership radiates throughout this immaculate 5 bed, 3.5 bath family home, offering over 1,800 sq.ft. above grade and a layout that effortlessly blends comfort & functionality. With a spacious kitchen, dining area, living room, family room & main floor den/bedroom, there's room for everyone to live, work, and entertain in style. The upgraded kitchen, newly refinished hardwood floors, vinyl windows, upgraded shingles, & high-efficiency furnace offer peace of mind & modern comfort. Upstairs, the primary suite features a custom tiled shower ensuite, complemented by two additional bedrooms & a full bath. The finished basement is a cozy retreat with a full bath & dry sauna. Stay cool with central A/C, and enjoy the convenience of an attached double garage with interior access. The beautifully landscaped backyard includes a 14'x20' patio, BBQ gas line, and lush garden oasis—perfect for relaxing or entertaining. Close to schools, Century Park LRT, shopping, and transit—this home truly has it all! A Gem!

Built in 1976

Essential Information

MLS® # E4427495

Price \$524,900



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,803
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	2415 117 Street
Area	Edmonton
Subdivision	Blue Quill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 3R4

Amenities

Amenities	Air Conditioner, Patio, Sauna; Swirlpool; Steam, Vinyl Windows, Vacuum System-Roughed-In
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick
Exterior Features	Airport Nearby, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

School Information

Elementary	Sweet Grass School
Middle	Vernon Barford School
High	Harry Ainlay School

Additional Information

Date Listed	March 26th, 2025
Days on Market	11
Zoning	Zone 16

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