

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	7
Zoning	Zone 16

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