

## **\$530,000 - 10966 118 Street, Edmonton**

MLS® #E4446928

**\$530,000**

3 Bedroom, 2.00 Bathroom, 1,118 sqft

Single Family on 0.00 Acres

Queen Mary Park, Edmonton, AB

FABULIOUS LOCATION!!!!1109 sq.ft. OPEN CONCEPT, RENOVATED, AIR CONDITIONED, BUNGALOW WITH 3 SEASON SUNROOM HAS TO BE SEEN TO BE APPRECIATED! It is move in ready & BACKS ONTO A LOVELY OFF LEAD DOG PARK. Gorgeous front and back yards with tons of mature trees, shrubs & perennials, (INCLUDES 7 RAISED BEDS). Lot of reno's! Newer kitchen, garage pad, & both bathrooms redone & include quartz counter tops. Owner has meticulously cared for the home for 30 years. The living Rm has LARGE picture windows, plus feature gas fireplace. Lots of hardwood floors in like new condition. 2 bedrooms upstairs. Both Bathrooms up & down stairs have been redone. The kitchen HAS UNDERMOUNT LIGHTING, is bright & shows off lovely quartz counter tops, lots of cabinet space with pull out drawers. PLUS GREAT CENTRE ISLAND FOR EXTRA COUNTER SPACE. S/S APPLIANCES ONLY 3 YEARS OLD. Downstairs is a huge family room an additional bedroom & storage areas. NEWER ROOF, HOT WATER TANK, FURNACE, WASHER, DRYER. OVER SIZED DOUBLE DETACH GARAGE.

Built in 1952

### **Essential Information**



MLS® #	E4446928
Price	\$530,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,118
Acres	0.00
Year Built	1952
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	10966 118 Street
Area	Edmonton
Subdivision	Queen Mary Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 3N9

### Amenities

Amenities	On Street Parking, No Animal Home, No Smoking Home, See Remarks, Natural Gas BBQ Hookup
Parking	Double Garage Detached, Over Sized

### Interior

Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Backs Onto Park/Trees, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Public Transportation, Shopping Nearby, Treed Lot, Vegetable Garden, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed            July 10th, 2025

Days on Market      1

Zoning                 Zone 08

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