

## \$485,000 - 4707 117a Street, Edmonton

MLS® #E4453432

**\$485,000**

4 Bedroom, 2.00 Bathroom, 1,193 sqft

Single Family on 0.00 Acres

Malmo Plains, Edmonton, AB

**LOCATION! LOCATION! LOCATION!**

Beautiful, upgraded 1,192.82 sq. ft., 3+1 bedrooms bungalow in a great Southside location at Malmo Plains. The main floor features a large and bright living room, dining area with new large windows providing so much natural light, and a vinyl plank flooring. Spacious, newly renovated kitchen has quartz countertops, newer kitchen cabinets and stainless steel appliances. Three large bedrooms with luxury vinyl plank flooring and a 4-pc main bath. Downstairs includes a large rec room and a family room, good-sized bedroom, 3-pc bath, a sauna and ample amount of storage space! Outside, the back deck is a warm spot with newly poured concrete pad & a fully fenced yard. This location has it all! Close to U of A, Southgate Mall, LRT station, schools, parks, and with an easy access to Whitemud Dr.

Built in 1965

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453432  |
| Price          | \$485,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,193     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1965                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 4707 117a Street |
| Area        | Edmonton         |
| Subdivision | Malmo Plains     |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6H 3R9          |

### Amenities

|           |                                        |
|-----------|----------------------------------------|
| Amenities | Parking-Extra, Sauna; Swirlpool; Steam |
| Parking   | Double Carport, Front Drive Access     |

### Interior

|              |                                                                                                    |
|--------------|----------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                          |
| Stories      | 2                                                                                                  |
| Has Basement | Yes                                                                                                |
| Basement     | Full, Finished                                                                                     |

### Exterior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                  |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | SBS Roofing System                                                                                           |
| Construction      | Wood, Vinyl                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                           |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 17th, 2025 |
| Days on Market | 7                 |

## Zoning

## Zone 15

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 August 24th, 2025 at 9:17am MDT