

\$575,000 - 3308 117 Street, Edmonton

MLS® #E4443757

\$575,000

5 Bedroom, 3.50 Bathroom, 1,945 sqft

Single Family on 0.00 Acres

Sweet Grass, Edmonton, AB

Prime location: Only a driver/3 wood away from The Derrick Golf & Winter Club. This is the perfect family home, situated in the vibrant & neighbourly community of Sweet Grass. An excellent variety of schools, worship, shopping, transit & endless trails through the ravine, right here. It's all about community. The kitchen, dining room, & living room flow beautifully throughout the main level, making it perfect for entertaining. Cozy up in both family rooms to a wood-burning fireplace, relax & be entertained in your lower-level family room, gather & visit in the bright, sunny living room, or enjoy the glorious SW back yard oasis. This home is highly functional & offers a great deal of character & space. The owner's abode features a 3-piece en-suite & crowns the upper level with two more spacious bedrooms & a 5-piece main bath. Main floor laundry with a 2-p bath connecting to the mud room & den/office/4th bedroom. The basement features a large 5th bedroom, a rec room w/sauna, & a workshop! Welcome home!

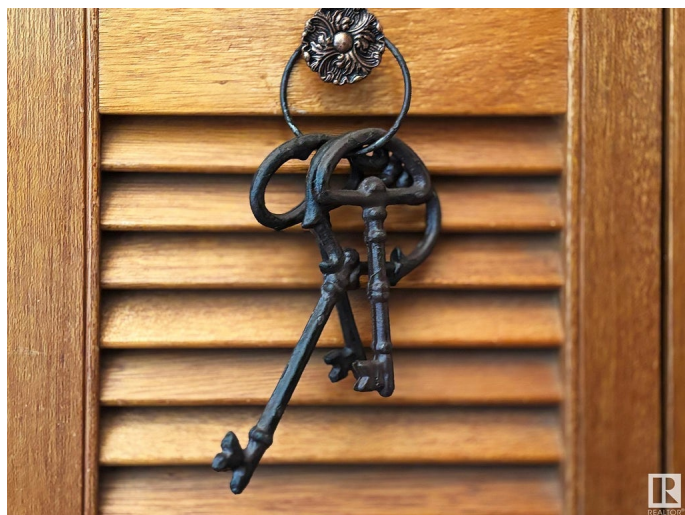
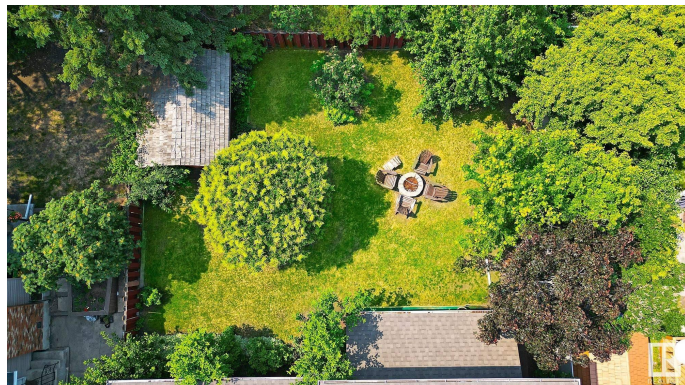
Built in 1975

Essential Information

MLS® # E4443757

Price \$575,000

Bedrooms 5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,945
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3308 117 Street
Area	Edmonton
Subdivision	Sweet Grass
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 3G4

Amenities

Amenities	Deck, Fire Pit, Vinyl Windows, Wall Unit-Built-In
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Masonry
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground

Nearby, Private Setting, Public Transportation, Schools, Shopping
Nearby, Ski Hill Nearby

Roof Asphalt Shingles
Construction Wood, Brick, Vinyl
Foundation Concrete Perimeter

Additional Information

Date Listed June 21st, 2025
Days on Market 1
Zoning Zone 16

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Listing information last updated on June 22nd, 2025 at 9:17pm MDT