

## \$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!

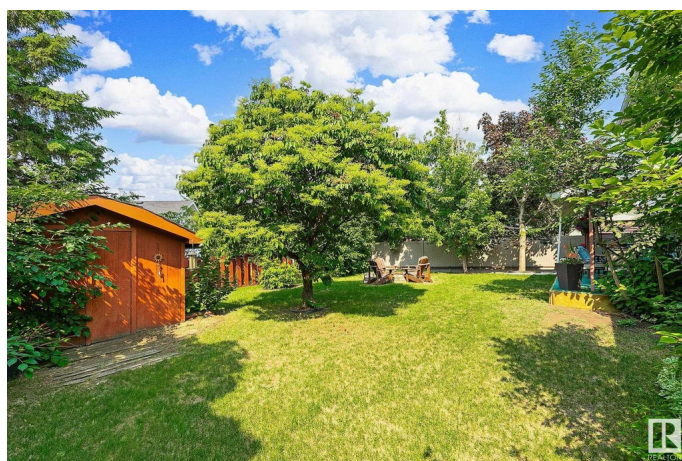
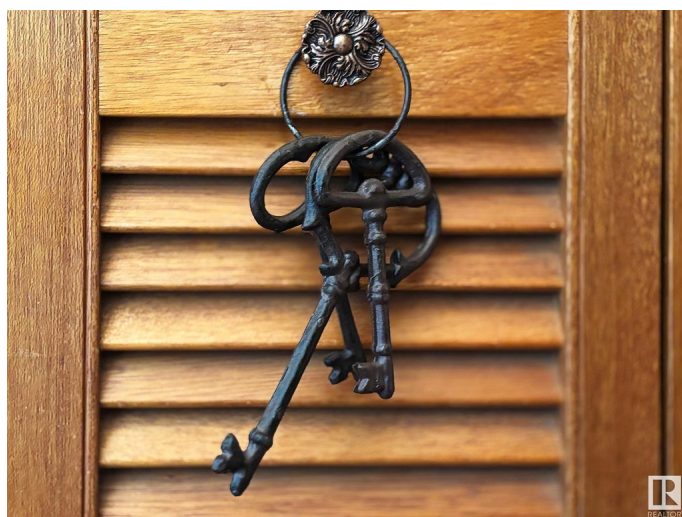
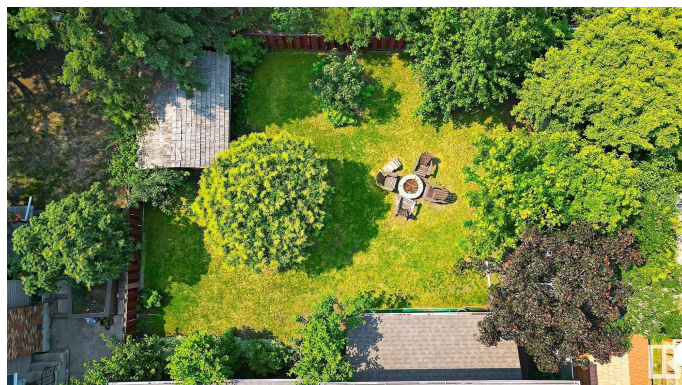
Built in 1975

### 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 3J4

### 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 8  
Zoning Zone 16

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Listing information last updated on June 29th, 2025 at 12:17pm MDT