

## \$312,900 - 14717 118 Street, Edmonton

MLS® #E4456456

**\$312,900**

3 Bedroom, 1.50 Bathroom, 1,143 sqft

Single Family on 0.00 Acres

Caernarvon, Edmonton, AB

Rare Opportunity in Caernarvon! This half duplex is a true find – homes like this rarely come available in this neighborhood, and with no condo fees you get the freedom and flexibility you’re looking for. Perfectly located directly across from Caernarvon School and Caernarvon Park, this home offers the ideal setting for families, first-time buyers, or anyone wanting a move-in-ready property in a prime location. Step inside and enjoy a bright, welcoming space that’s ready for you to move right in. You’ll find fresh updates throughout including brand new flooring and fresh paint. The curb appeal shines with new shingles and new siding on the front of the home, giving it a modern, refreshed look. Upstairs, you’ll find three comfortable bedrooms and a full bathroom, providing the perfect layout for family living. The yard is fully fenced and landscaped, ready for kids, pets, or backyard gatherings. If you’ve been waiting for the right half duplex in Caernarvon – this is the one.

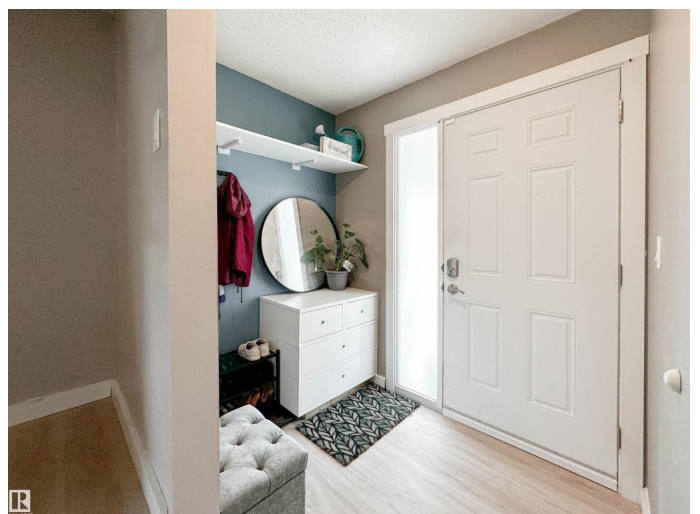
Built in 1975

### Essential Information

MLS® # E4456456

Price \$312,900

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 1.50          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,143         |
| Acres          | 0.00          |
| Year Built     | 1975          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 14717 118 Street |
| Area        | Edmonton         |
| Subdivision | Caernarvon       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 1K4          |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Air Conditioner, Deck, See Remarks |
| Parking   | Parking Pad Cement/Paved           |

### Interior

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

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                 |
| Exterior Features | Back Lane, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                            |
| Construction      | Wood, Vinyl                                                                                 |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 4th, 2025

Days on Market                10

Zoning                            Zone 27

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Listing information last updated on September 14th, 2025 at 6:32pm MDT