

# \$438,800 - 16531 116 Street, Edmonton

MLS® #E4429659

**\$438,800**

4 Bedroom, 2.00 Bathroom, 1,058 sqft  
Single Family on 0.00 Acres

Dunluce, Edmonton, AB

The wait is over! This beautifully maintained bi-level home offers 3+1 bedrooms and 2 bathrooms, perfect for families or those needing extra space. Recent updates include newer roof, windows fence and deck. The fully finished basement presents great potential for an in-law suite. Outside, youâ€™™ find a spacious, fenced yard with fruit trees and room for RV parking. The oversized double garage is ideal for a workshop or additional storage.

Built in 1980

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4429659               |
| Price          | \$438,800              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,058                  |
| Acres          | 0.00                   |
| Year Built     | 1980                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

## Community Information

Address 16531 116 Street



|             |          |
|-------------|----------|
| Area        | Edmonton |
| Subdivision | Dunluce  |
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T5X 4B2  |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | See Remarks                                    |
| Parking   | Double Garage Detached, Over Sized, RV Parking |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | Full, Finished                              |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco                                      |
| Exterior Features | Back Lane, Fenced, Playground Nearby, See Remarks |
| Roof              | Asphalt Shingles                                  |
| Construction      | Wood, Stucco                                      |
| Foundation        | Concrete Perimeter                                |

### **School Information**

|            |                        |
|------------|------------------------|
| Elementary | Dunluce School         |
| Middle     | Rosslyn School         |
| High       | Queen Elizabeth School |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 11              |
| Zoning         | Zone 27         |

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Listing information last updated on April 19th, 2025 at 2:32am MDT