

## \$409,900 - 13408 116 Street, Edmonton

MLS® #E4444975

**\$409,900**

3 Bedroom, 1.50 Bathroom, 1,079 sqft

Single Family on 0.00 Acres

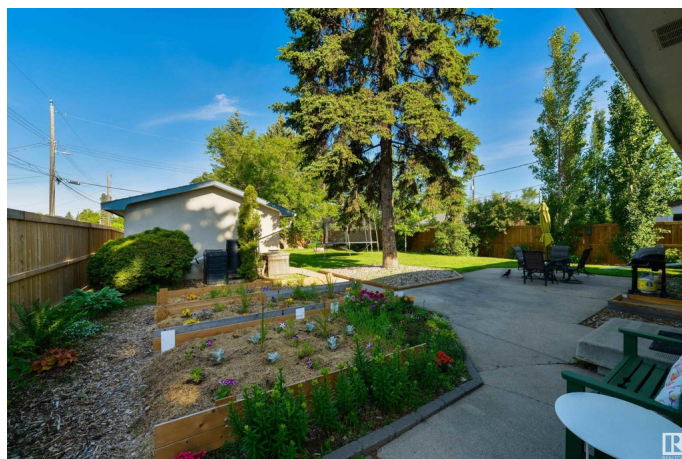
Kensington, Edmonton, AB

Fall in love with this beautiful nicely updated bungalow situated on this huge fully fenced private lot in desirable Kensington. This move in ready home features beautiful maple hardwood flooring throughout most of the main floor. The kitchen that overlooks the stunning west facing yard has been updated. Formal dining area. The master bedroom comes with a 2 pce ensuite. The basement features a massive family room, den, and laundry More recent upgrades include Roof (2018), Windows (2014), HWT (2018), Furnace (2012) and Fence (2020). Just a couple of blocks away from parks and school and walking distance to shopping. Properties with private lots this size do not come on the market often. This beauty won't last!

Built in 1964

### Essential Information

MLS® #	E4444975
Price	\$409,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,079
Acres	0.00



Year Built	1964
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	13408 116 Street
Area	Edmonton
Subdivision	Kensington
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 5J1

### **Amenities**

Amenities	Patio
Parking	Single Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, 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, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Kensington School
Middle	St. Edmunds School

High O'Leary & Queen Elizabeth

### **Additional Information**

Date Listed June 28th, 2025

Days on Market 2

Zoning Zone 01

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 June 30th, 2025 at 2:17am MDT