

## \$374,900 - 14615 116 Street, Edmonton

MLS® #E4454398

**\$374,900**

4 Bedroom, 2.50 Bathroom, 1,187 sqft

Single Family on 0.00 Acres

Caernarvon, Edmonton, AB

PLATINUM TEAM! Welcome to this excellent family home! This charming bungalow offers a bright and welcoming living room with large windows that fill the space with natural light. The large bright eat in kitchen is bright & functional with updated cabinets. There are 3 bedrooms, offering cozy retreats and the large primary bedroom has a 2 pc ensuite and wall to wall closets. Downstairs, the fully finished basement includes an additional bedroom, ideal for guests. The basement also boasts a generous recreation room, perfect for a home theatre, games area, or fitness space, plus other rooms to keep everything organized. The extra 2 pc bath could be opened up to a larger bathroom to the shower and sauna area. Situated on a large lot with a nice backyard, this property offers outdoor enjoyment while being close to parks, playgrounds, shopping. This home blends comfort, potential and functionality in a fantastic location!

Built in 1973

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4454398  |
| Price      | \$374,900 |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 3                      |
| Square Footage | 1,187                  |
| Acres          | 0.00                   |
| Year Built     | 1973                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 14615 116 Street |
| Area        | Edmonton         |
| Subdivision | Caernarvon       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 1J4          |

### Amenities

|                |                          |
|----------------|--------------------------|
| Amenities      | Deck, No Smoking Home    |
| Parking Spaces | 3                        |
| Parking        | Parking Pad Cement/Paved |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                    |
| Fireplace         | Yes                                                                                          |
| Fireplaces        | Corner                                                                                       |
| Stories           | 2                                                                                            |
| Has Basement      | Yes                                                                                          |
| Basement          | Full, Finished                                                                               |

### Exterior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                          |
| Exterior Features | Fenced, Golf Nearby, Park/Reserve, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                             |

|              |                     |
|--------------|---------------------|
| Construction | Wood, Stucco, Vinyl |
| Foundation   | Concrete Perimeter  |

**School Information**

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

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 4                 |
| Zoning         | Zone 27           |

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Listing information last updated on August 26th, 2025 at 6:32am MDT