

# \$398,800 - 16531 116 Street, Edmonton

MLS® #E4456019

**\$398,800**

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

Dunluce, Edmonton, AB

The wait is finally over! This beautifully kept bi-level home features 3+1 bedrooms and 2 bathrooms, making it an excellent choice for families or anyone needing extra room. Recent updates include a newer roof, windows, fence, and deck. The fully finished basement offers great potential for an in-law suite or additional living space. Step outside to a spacious fenced yard with fruit trees and plenty of room for RV parking. An oversized double garage adds even more value, perfect for a workshop or extra storage.

Built in 1980

## Essential Information

MLS® #	E4456019
Price	\$398,800
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	September 3rd, 2025
Days on Market	1
Zoning	Zone 27

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