

## \$449,900 - 13042 116 Street, Edmonton

MLS® #E4436202

**\$449,900**

5 Bedroom, 2.50 Bathroom, 1,461 sqft

Single Family on 0.00 Acres

Calder, Edmonton, AB

Custom-built BILEVEL offers elegance, magnificent living spaces. This sprawling home is perfect for a multigenerational family, featuring 1461 SQFT, a total of 5 bed, 2.5 full baths, Separate entry into the basement with an IN-LAW suite. Stunning curb appeal with Brick & Stucco Exterior. Inside the front entry boasts an impressive formal living area with soaring ceilings. The main level also offers a full bath, great room in the rear of the home with a family room & large kitchen. Upstairs Offers 3 gigantic bedrooms & 2 bathrooms with a gorgeous Master Suite. Basement is fully finished & perfect for extended family with kitchen & 2 bedrooms, and full bathroom. Enjoy the sunset views from your West facing backyard. OVERSIZED Double Detached Garage is heated with plenty of storage. Located on a quiet street with quick access to parks, schools, bus.

Built in 1974

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4436202  |
| Price      | \$449,900 |
| Bedrooms   | 5         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,461                  |
| Acres          | 0.00                   |
| Year Built     | 1974                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13042 116 Street |
| Area        | Edmonton         |
| Subdivision | Calder           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5E 5H5          |

### Amenities

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

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Stucco  |
| Exterior Features | Fenced, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Stucco  |
| Foundation        | Concrete Perimeter   |

### Additional Information

Date Listed May 13th, 2025

Days on Market 35

Zoning Zone 01

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Listing information last updated on June 17th, 2025 at 2:32pm MDT