

## **\$549,900 - 16440 116 Street, Edmonton**

MLS® #E4444569

### **\$549,900**

4 Bedroom, 2.50 Bathroom, 1,233 sqft

Single Family on 0.00 Acres

Dunluce, Edmonton, AB

Beautiful Corner lot location for this Air Conditioned 4 bed, 3 bath Bungalow with over 2300 sq ft of development! The main floor features upgraded hardwood floors, spacious bedrooms, and open space dining and living spaces. The ample kitchen features stainless appliances and bonus eating bar area. A separate entrance leads to a unique lower living space featuring an expansive bedroom with egress window, and massive 4 pce bathroom with storage. Options expand with the second kitchen with appliances, a large rec and dining area complement this added living space! Both levels share a separate laundry and storage space. The side entrance to the back yard space allows for a completely separate entrance and yard space for those utilizing the the basement space. The over sized heated garage also has an entrance to the zero maintenance separate backyard space featuring a unique raised garden/fire pit area. Upgrades include Shingles 2014, Exterior 2017, Garage Door Opener 2019, Vinyl Windows 2016, AC/Wiring 2022

Built in 1978

### **Essential Information**

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Price \$549,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,233                  |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 16440 116 Street |
| Area        | Edmonton         |
| Subdivision | Dunluce          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 3T8          |

### Amenities

|           |                                                     |
|-----------|-----------------------------------------------------|
| Amenities | Air Conditioner, Patio, R.V. Storage, Vinyl Windows |
| Parking   | Double Garage Attached, Over Sized, RV Parking      |

### Interior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Storage Shed, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                  |
| Fireplaces        | Stone Facing                                                                                                                                         |
| Stories           | 2                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                  |
| Basement          | Full, Finished                                                                                                                                       |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Brick, Vinyl |
|----------|--------------------|

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior Features | Corner Lot, Fenced, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                      |
| Construction      | Wood, Brick, Vinyl                                                    |
| Foundation        | Concrete Perimeter                                                    |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 40              |
| Zoning         | Zone 27         |

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Listing information last updated on August 5th, 2025 at 12:18pm MDT