

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

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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 38  
Zoning Zone 01

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