

Courtesy Of Thomas B Scott Of RE/MAX River City

## \$574,900 - 3112 109 Street, Edmonton

MLS® #E4454694

**\$574,900**

4 Bedroom, 2.50 Bathroom, 2,357 sqft

Single Family on 0.00 Acres

Steinhauer, Edmonton, AB

Welcome home to family-friendly Steinhauer! This expansive and exceptionally well-maintained 5-level split has space for everyone, all on a gorgeous corner lot just minutes from schools, shopping, and the LRT. The main floor features a spacious den—perfect for a home office—a large living room with an adjoining dining area, a beautifully updated kitchen, a laundry room, a powder room, and a cozy family room with a wood-burning fireplace and access to the covered patio. Upstairs, the primary suite offers generous closet space and a 3-piece en-suite. The second bedroom is equally spacious and could easily be converted back into two rooms, alongside the third bedroom and a full 4-piece bathroom. The lower levels include another bedroom, a huge rec room, and endless storage options. Step outside to your private backyard oasis—lush with mature landscaping and fruit trees. The perfect family home awaits. Love where you live!

Built in 1976

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4454694  |
| Price     | \$574,900 |
| Bedrooms  | 4         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,357                  |
| Acres          | 0.00                   |
| Year Built     | 1976                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 5 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3112 109 Street |
| Area        | Edmonton        |
| Subdivision | Steinhauer      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6J 3E6         |

### Amenities

|                |                                             |
|----------------|---------------------------------------------|
| Amenities      | Hot Water Natural Gas, Patio, Vinyl Windows |
| Parking Spaces | 4                                           |
| Parking        | Double Garage Attached                      |

### Interior

|                   |                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                                    |
| Fireplaces        | Brick Facing                                                                                                                                                           |
| Stories           | 4                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                                                         |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood, Brick, Metal                                             |
| Exterior Features | Back Lane, Corner Lot, Fenced, Fruit Trees/Shrubs, Landscaped, |

Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Metal |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 26th, 2025 |
| Days on Market | 1                 |
| Zoning         | Zone 16           |

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Listing information last updated on August 27th, 2025 at 4:47am MDT