

# \$415,000 - 16531 116 Street, Edmonton

MLS® #E4435628

**\$415,000**

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

Dunluce, Edmonton, AB

The wait is over! This beautifully maintained bi-level home offers 3+1 bedrooms and 2 bathrooms, perfect for families or those needing extra space. Recent updates include newer roof, windows fence and deck. The fully finished basement presents great potential for an in-law suite. Outside, youâ€™™ find a spacious, fenced yard with fruit trees and room for RV parking. The oversized double garage is ideal for a workshop or additional storage.

Built in 1980

## Essential Information

MLS® #	E4435628
Price	\$415,000
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	May 6th, 2025
Days on Market	61
Zoning	Zone 27

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 6th, 2025 at 3:02pm MDT