# \$400,000 - 16551 113 Street, Edmonton

MLS® #E4425420

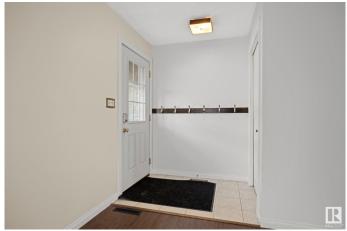
### \$400,000

4 Bedroom, 3.00 Bathroom, 1,113 sqft Single Family on 0.00 Acres

Dunluce, Edmonton, AB

PLATINUM PROPERTY! This beautifully updated 4-level split is nestled in a quiet, family-friendly neighborhood. Freshly painted with new carpet, the home features 3 bedrooms up, including a primary suite with a private 3-piece ensuite. The bright and inviting main living area offers a warm and welcoming atmosphere, while the eat-in kitchen opens onto a serene deckâ€"perfect for your morning coffee or evening unwinding. The lower levels offer fantastic additional space, including a spacious rec room, a fourth bedroom with its own 3-piece ensuite, plus a hobby/rec room and a generous storage/laundry area with a large crawl space for extra storage. Notable upgrades include 50-year shingles, air conditioning, and power for a hot tub. The oversized single garage is equipped with 15-amp power for welding. Close to bus routes, schools and shopping at Albany or Namao. All of this is set on a large landscaped lot, making this home truly move-in ready.







Built in 1979

#### **Essential Information**

MLS® #	E4425420
Price	\$400,000
Bedrooms	4
Bathrooms	3.00

Full Baths	3
Square Footage	1,113
Acres	0.00
Year Built	1979
Туре	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

# **Community Information**

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Address	16551 113 Street	
Area	Edmonton	
Subdivision	Dunluce	
City	Edmonton	
County	ALBERTA	
Province	AB	
Postal Code	T5X 4T2	
Amenities		
Amenities	Air Conditioner, Crawl Space, Hot Water Natural Gas	
Parking Spaces	4	
Parking	Over Sized, Single Garage Detached	
Interior		
Interior Features	ensuite bathroom	
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings	
Heating	Forced Air-1, Natural Gas	
Stories	4	
Has Basement	Yes	
Basement	Full, Finished	
Exterior		
Exterior	Wood, Stucco	
Extorior Fosturos	Eancod Fruit Trace/Shrube Landscaped Playaround Nearby Public	

Exterior	
Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

## **School Information**

Elementary	Dunluce School
Middle	Rosslyn School
High	Queen Elizabeth School

## **Additional Information**

rch 12th, 2025
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Days on Market 24

Zoning Zone 27

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