

## \$415,000 - 13316 116 Street, Edmonton

MLS® #E4449040

**\$415,000**

5 Bedroom, 2.00 Bathroom, 1,049 sqft

Single Family on 0.00 Acres

Kensington, Edmonton, AB

Beautifully upgraded 5-bedroom, 2-bath bungalow in a quiet NW Edmonton crescent offering over 1,000 sq ft of stylish move-in-ready living space. This home features hardwood floors, refinished hardwood kitchen cabinets, granite countertops, newer stainless appliances, and a renovated main bath with jetted tub. Bright living/dining areas have vinyl windows with power blinds. Recent updates include paint, baseboards, doors, 100 amp electrical, furnace, central A/C, shingles, soffits, fascia & eavestroughs. Fully finished basement offers 2 bedrooms, a family room, newer 3pc bath, laundry, and a private entry â€” perfect for extended family or future development potential. The main floor flex room (office/den/bedroom) opens directly to the landscaped backyard, complete with flower beds, a greenhouse gardening area, and a double garage with newer garage doors. Room for 6 vehicles including front driveway parking. Close to schools, shopping, parks & transit â€” this home has it all!

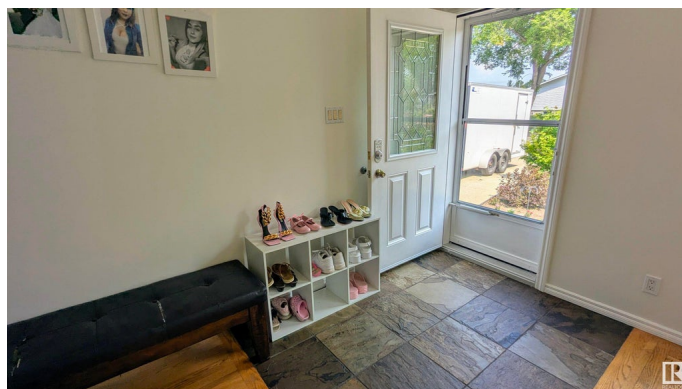
Built in 1963

### Essential Information

MLS® # E4449040

Price \$415,000

Bedrooms 5



Bathrooms	2.00
Full Baths	2
Square Footage	1,049
Acres	0.00
Year Built	1963
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	13316 116 Street
Area	Edmonton
Subdivision	Kensington
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 5H7

### Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, No Animal Home, No Smoking Home, Parking-Extra
Parking	Double Garage Detached, Front Drive Access, Rear Drive Access

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 22nd, 2025

Days on Market                5

Zoning                            Zone 01

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Listing information last updated on July 27th, 2025 at 5:17am MDT