

## **\$549,900 - 16440 116 Street, Edmonton**

MLS® #E4444569

**\$549,900**

4 Bedroom, 2.50 Bathroom, 1,233 sqft

Single Family on 0.00 Acres

Dunluce, Edmonton, AB

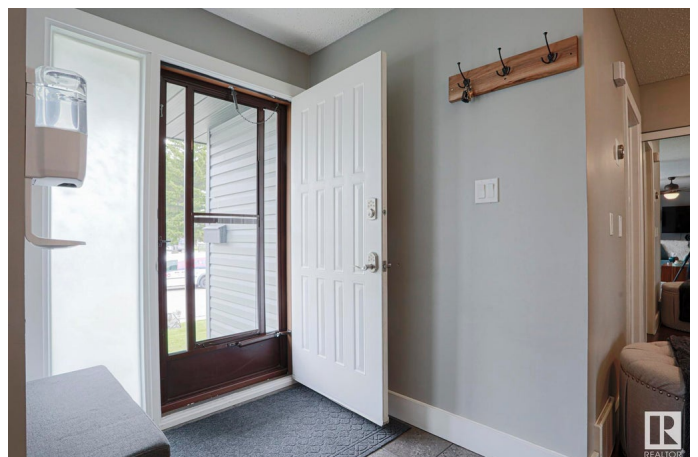
Beautiful Corner lot location for this Air Conditioned 4 bed, 3 bath Bungalow with over 2300 sq ft of development! The main floor features upgraded hardwood floors, spacious bedrooms, and open space dining and living spaces. The ample kitchen features stainless appliances and bonus eating bar area. A separate entrance leads to a unique lower living space featuring an expansive bedroom with egress window, and massive 4 pce bathroom with storage. Options expand with the second kitchen with appliances, a large rec and dining area complement this added living space! Both levels share a separate laundry and storage space. The side entrance to the back yard space allows for a completely separate entrance and yard space for those utilizing the the basement space. The over sized heated garage also has an entrance to the zero maintenance separate backyard space featuring a unique raised garden/fire pit area. Upgrades include Shingles 2014, Exterior 2017, Garage Door Opener 2019, Vinyl Windows 2016, AC/Wiring 2022

Built in 1978

### **Essential Information**

MLS® # E4444569

Price \$549,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,233
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	16440 116 Street
Area	Edmonton
Subdivision	Dunluce
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 3T8

### Amenities

Amenities	Air Conditioner, Patio, R.V. Storage, Vinyl Windows
Parking	Double Garage Attached, Over Sized, RV Parking

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Storage Shed, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
----------	--------------------

Exterior Features	Corner Lot, Fenced, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 26th, 2025
Days on Market	17
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 13th, 2025 at 11:17am MDT