# \$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.



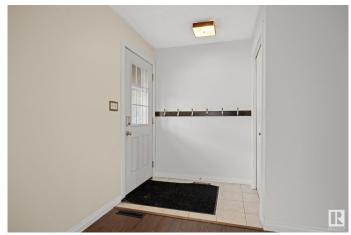
#### **Essential Information**

MLS® # E4425420 Price \$400,000

Bedrooms 4

Bathrooms 3.00







Full Baths 3

Square Footage 1,113 Acres 0.00

Year Built 1979

Type Single Family

Sub-Type Detached Single Family

Style 4 Level Split

Status Active

## **Community Information**

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

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**

Date Listed March 12th, 2025

Days on Market 23

Zoning Zone 27

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