

## **\$355,000 - 13315 116 Street, Edmonton**

MLS® #E4464954

**\$355,000**

4 Bedroom, 2.00 Bathroom, 1,055 sqft

Single Family on 0.00 Acres

Kensington, Edmonton, AB

Welcome home to this well-maintained, ORIGINAL OWNER Bungalow situated on a large lot in the quiet community of Kensington. Featuring 3 BEDROOMS & 2 BATHROOMS, this is the perfect home for First Time Home Buyers or Investors. Walk inside and experience the spacious Living Room with large Bay Windows that allow plenty of natural light throughout. Main floor features a Bright Eat-In Kitchen, 3 generously sized bedrooms and 4 pc bathroom. The fully finished basement has an oversized Rec Room, an additional bedroom, 3 pc bathroom, and offers the potential development for Legal Suite with a SEPARATE ENTRANCE at the side of the house. Huge backyard provides plenty of room to landscape, garden, park your RV, or create that perfect outdoor space. Long driveway boasts ample parking space for multiple vehicles. AMAZING LOCATION! Conveniently located near Grand Trunk Rec Centre, parks, shopping, schools, Yellowhead Freeway, and Downtown. DON'T MISS OUT on this opportunity to live in a family friendly neighborhood!

Built in 1962

### **Essential Information**

MLS® # E4464954

Price \$355,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,055                  |
| Acres          | 0.00                   |
| Year Built     | 1962                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 13315 116 Street |
| Area        | Edmonton         |
| Subdivision | Kensington       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5E 5H8          |

### **Amenities**

|                |                                                                                 |
|----------------|---------------------------------------------------------------------------------|
| Amenities      | No Smoking Home, Parking-Extra, Patio, R.V. Storage, Vinyl Windows, See Remarks |
| Parking Spaces | 5                                                                               |
| Parking        | Over Sized, RV Parking, Single Garage Detached                                  |

### **Interior**

|              |                                                                                                                                                                             |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Storage Shed, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                                   |
| Stories      | 2                                                                                                                                                                           |
| Has Basement | Yes                                                                                                                                                                         |
| Basement     | Full, Finished                                                                                                                                                              |

### **Exterior**

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                          |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood, Stucco, Vinyl |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 6th, 2025 |
| Days on Market | 9                  |
| Zoning         | Zone 01            |

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Listing information last updated on November 15th, 2025 at 3:02am MST