

## **\$439,900 - 13219 116 Street, Edmonton**

MLS® #E4426855

### **\$439,900**

5 Bedroom, 2.00 Bathroom, 981 sqft  
Single Family on 0.00 Acres

Kensington, Edmonton, AB

LEGAL SUITE! 5 bedroom bungalow in Kensington Featuring a LEGAL 2 BEDROOM SUITE. Main floor features 3 bedrooms, an updated open kitchen, updated bathroom and newer laminate floors. Basement offers an updated kitchen and bathroom, spacious living area and newer laminate floors. Location is excellent with quick access to 137 Ave and all amenities. This home is a great INVESTMENT OPPORTUNITY, or for an extended family. LARGE FENCED YARD, single detached garage and large parking pad.

Built in 1956



### **Essential Information**

MLS® #	E4426855
Price	\$439,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	981
Acres	0.00
Year Built	1956
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### **Community Information**

Address 13219 116 Street  
Area Edmonton  
Subdivision Kensington  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T5E 5H8

### Amenities

Amenities Air Conditioner  
Parking Spaces 4  
Parking Single Garage Detached

### Interior

Appliances Dishwasher-Built-In, Dryer, V  
Refrigerators-Two, Stoves-Tv  
Heating Forced Air-1, Natural Gas  
Stories 2  
Has Basement Yes  
Basement Full, Finished

### Exterior

Exterior Wood, Stucco  
Exterior Features Fenced, Public Transportatio  
Roof Asphalt Shingles  
Construction Wood, Stucco  
Foundation Concrete Perimeter

### Additional Information

Date Listed March 21st, 2025  
Days on Market 15  
Zoning Zone 01

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