

## **\$364,900 - 13315 116 Street, Edmonton**

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MLS® #E4459488

**\$364,900**

4 Bedroom, 2.00 Bathroom, 1,055 sqft

Single Family on 0.00 Acres

Kensington, Edmonton, AB

Welcome home to this ORIGINAL OWNER Bungalow located in the family-friendly community of Kensington. Featuring 4 BEDROOMS & 2 BATHROOMS, pride of ownership is displayed throughout and it is now ready for your personal touch! As you step inside, you'll be greeted by a spacious living room & dine-in kitchen, perfect for entertaining guests or relaxing with loved ones. SEPARATE ENTRANCE leads to the finished basement and offers legal suite development. The huge recreation room is ideal for hosting family movie nights, or relaxing after a long day. Massive 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. Conveniently located near many amenities such as shopping, schools, parks, Yellowhead Freeway, and Downtown, making it an ideal location for families & professionals alike. DON'T MISS OUT on this amazing opportunity to own a well maintained bungalow & the chance to make it your dream home!

Built in 1962

### **Essential Information**

MLS® #                    E4459488

Price                      \$364,900



|                |                        |
|----------------|------------------------|
| 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    | September 25th, 2025 |
| Days on Market | 13                   |
| Zoning         | Zone 01              |

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Listing information last updated on October 8th, 2025 at 7:02pm MDT