Courtesy Of Bernie A Krec Of Royal Lepage Arteam Realty

$399,900 - 13219 116 Street, Edmonton

MLS® #E4426855

$399,900
5 Bedroom, 2.00 Bathroom, 981 sqft
Single Family on 0.00 Acres

Kensington, Edmonton, AB

LEGAL SUITE! Fantastic 5-bedroom bungalow in Kensington with a fully LEGAL 2-bedroom basement suiteâ€"ideal for investors or extended families. The main floor features 3 bedrooms, an updated open-concept kitchen, modern bathroom, and newer laminate flooring. The legal basement suite boasts its own updated kitchen and bathroom, a spacious living area, and newer flooring throughout. Enjoy a large fenced yard, single detached garage, and generous parking pad. Located near 137 Ave with quick access to shopping, schools, and amenities. This is a turn-key investment or a perfect multigenerational home with strong rental potential in a desirable neighborhood.

Built in 1956

Essential Information

MLS® #	E4426855
Price	$399,900
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	Parking Pad Cement/Paved,

Interior

Appliances	Dishwasher-Built-In, Dryer, W Refrigerators-Two, Stoves-Tw
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
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	87
Zoning	Zone 01

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