

# \$389,900 - 16531 116 Street, Edmonton

MLS® #E4456019

**\$389,900**

4 Bedroom, 2.00 Bathroom, 1,058 sqft  
Single Family on 0.00 Acres

Dunluce, Edmonton, AB

The wait is finally over! This beautifully kept bi-level home features 3+1 bedrooms and 2 bathrooms, making it an excellent choice for families or anyone needing extra room. Recent updates include a newer roof, windows, fence, and deck. The fully finished basement offers great potential for an in-law suite or additional living space. Step outside to a spacious fenced yard with fruit trees and plenty of room for RV parking. An oversized double garage adds even more value, perfect for a workshop or extra storage.

Built in 1980

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4456019               |
| Price          | \$389,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,058                  |
| Acres          | 0.00                   |
| Year Built     | 1980                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

## Community Information



|             |                  |
|-------------|------------------|
| Address     | 16531 116 Street |
| Area        | Edmonton         |
| Subdivision | Dunluce          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 4B2          |

### **Amenities**

|           |                                                |
|-----------|------------------------------------------------|
| Amenities | See Remarks                                    |
| Parking   | Double Garage Detached, Over Sized, RV Parking |

### **Interior**

|              |                                             |
|--------------|---------------------------------------------|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                   |
| Stories      | 1                                           |
| Has Basement | Yes                                         |
| Basement     | Full, Finished                              |

### **Exterior**

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior          | Wood, Stucco                                      |
| Exterior Features | Back Lane, Fenced, Playground Nearby, See Remarks |
| 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    | September 3rd, 2025 |
| Days on Market | 22                  |
| Zoning         | Zone 27             |

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Listing information last updated on September 25th, 2025 at 3:17am MDT