

Courtesy Of Allison R McDougall Of RE/MAX River City

## \$400,000 - 16551 113 Street, Edmonton

MLS® #E4425420

### \$400,000

4 Bedroom, 3.00 Bathroom, 1,113 sqft  
Single Family on 0.00 Acres

Dunluce, Edmonton, AB

**PLATINUM PROPERTY!** This beautifully updated 4-level split is nestled in a quiet, family-friendly neighborhood. Freshly painted with new carpet, the home features 3 bedrooms up, including a primary suite with a private 3-piece ensuite. The bright and inviting main living area offers a warm and welcoming atmosphere, while the eat-in kitchen opens onto a serene deck—perfect for your morning coffee or evening unwinding. The lower levels offer fantastic additional space, including a spacious rec room, a fourth bedroom with its own 3-piece ensuite, plus a hobby/rec room and a generous storage/laundry area with a large crawl space for extra storage. Notable upgrades include 50-year shingles, air conditioning, and power for a hot tub. The oversized single garage is equipped with 15-amp power for welding. Close to bus routes, schools and shopping at Albany or Namao. All of this is set on a large landscaped lot, making this home truly move-in ready.

Built in 1979

### Essential Information

MLS® #	E4425420
Price	\$400,000
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	1,113
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	16551 113 Street
Area	Edmonton
Subdivision	Dunluce
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 4T2

### **Amenities**

Amenities	Air Conditioner, Crawl Space, Hot Water Natural Gas
Parking Spaces	4
Parking	Over Sized, Single Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
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	March 12th, 2025
Days on Market	28
Zoning	Zone 27

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 9th, 2025 at 7:32am MDT