

## \$439,900 - 7116 100 Avenue, Edmonton

MLS® #E4431107

**\$439,900**

4 Bedroom, 2.50 Bathroom, 1,296 sqft

Single Family on 0.00 Acres

Terrace Heights (Edmonton), Edmonton, AB

This spacious bungalow in Terrace Heights has been thoughtfully maintained & upgraded over the years. The large living rm welcomes you with abundant natural light with large windows open to the dining rm with custom built-ins. The kitchen features wooden cabinets, newer SS appliances, eating area & a great view of the backyard. The main flr offers a primary bdrm with a large closet & 2-pce ensuite, 2 add'l bdrms, a 4-pce main bath & laundry for added convenience. The updated bsmt features fresh paint, new carpet & roughed-in plumbing for a future kitchen & laundry. Enjoy the rec rm with a custom bar & electric fp, along with a spacious bdrm, a 3-pce bath & utility rm with add'l storage. The property features an updated insulated & drywalled dble detached garage with rear drive access & a fully fenced backyard with ample green space & patio for relaxing. Add'l upgrades include garage electrical for 220v service, solar security lights added to front & back and mechanical rm vented and wired for dryer.

Built in 1961

### Essential Information

MLS® # E4431107

Price \$439,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,296                  |
| Acres          | 0.00                   |
| Year Built     | 1961                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 7116 100 Avenue            |
| Area        | Edmonton                   |
| Subdivision | Terrace Heights (Edmonton) |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6A 0G5                    |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                         |
| Stories           | 2                                                                                                                 |
| Has Basement      | Yes                                                                                                               |
| Basement          | Full, Finished                                                                                                    |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior          | Wood, Stucco, Vinyl |
| Exterior Features | See Remarks         |
| Roof              | Asphalt Shingles    |
| Construction      | Wood, Stucco, Vinyl |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 16th, 2025

Days on Market                3

Zoning                            Zone 19

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Listing information last updated on April 19th, 2025 at 3:47pm MDT