

## \$419,900 - 13219 116 Street, Edmonton

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MLS® #E4426855

**\$419,900**

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 suite—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          | \$419,900     |
| 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, V<br>Refrigerators-Two, Stoves-Tv |
| 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 | 55               |
| Zoning         | Zone 01          |



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