

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

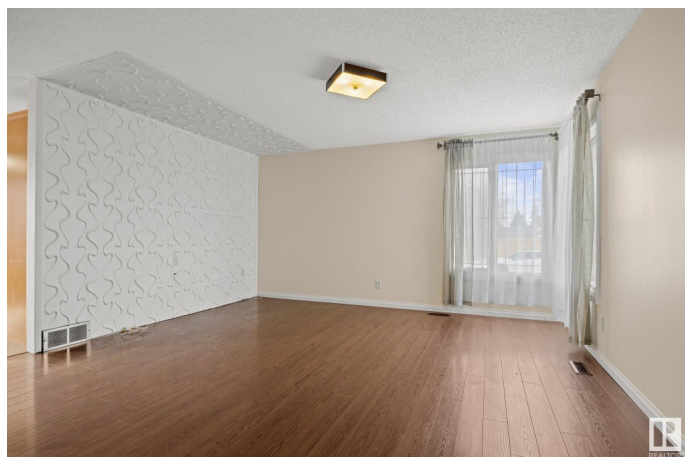
Dunluce, Edmonton, AB

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	T5C 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 2

Zoning Zone 27

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Listing information last updated on March 14th, 2025 at 6:47am MDT