

Courtesy Of Jenniffer Erick and Blu Erick Of MaxWell Polaris

## **\$349,900 - 2216 113 Street Nw, Edmonton**

MLS® #E4262509

### **\$349,900**

4 Bedroom, 3.00 Bathroom, 1,627 sqft  
Single Family on 0 Acres

Skyrattler, Edmonton, AB

**HOT! HOT! HOT in SKYRATTLER!** Spacious, Air Conditioned, 1,626 ft.Â² 2-Storey DUPLEX in cul-de-sac with 4 BEDS + 2.5 BATHS + FULLY FINISHED BASEMENT + DOUBLE ATTACHED GARAGE + BEAUTIFUL TREED, PRIVATE PIE LOT! Spacious living room with big windows letting in lots of natural light & WOOD BURNING FIREPLACE! Kitchen is open with STAINLESS STEEL appliances, and breakfast nook! LARGE formal Dining Room has sliding door leading to the backyard. Beautiful open riser staircase leads you upstairs to the LARGE PRIMARY BEDROOM that includes a unique FULL ENSUITE and WALK-IN CLOSET! 2 large bedrooms + another full bath! FINISHED BASEMENT has nice sized family room + 4th bedroom (window not egressed) washer & dryer. NEW PAINT! WALKING DISTANCE to the LRT at CENTURY PARK! Close to schools, playgrounds, shopping, all major amenities, parks & RAVINE! You donâ€™t want to miss this hidden gem!



Built in 1980

### **Essential Information**

MLS® #	E4262509
Price	\$349,900
Bedrooms	4

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,627
Acres	0.13
Year Built	1980
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	ACTIVE

### Community Information

Address	2216 113 Street Nw
Area	Edmonton
Subdivision	Skyrattler
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 5K9

### Amenities

Features	Air Conditioner, Closet Organizers
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior	Carpet, Linoleum
Interior Features	Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings, Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan
Heating	Forced Air-1
Bedrooms on Main Level	N
Has Basement	Yes
Basement	Fully Finished, Full
Fireplace	Yes
Fireplaces	Wood, Mantel, Stone Facing
# of Stories	3

### Exterior

Exterior	Vinyl
Exterior Features	Schools, Shopping Nearby, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation
Roof	Asphalt Shingles
Construction	Wood Frame
Foundation	Concrete

### **School Information**

Elementary	Keheewin
Middle	D S MacKenzie School
High	Harry Ainlay School

Listing information last updated on October 23rd, 2021 at 6:31pm MDT