

Courtesy Of Terry Paranych Of RE/MAX Excellence

## **\$364,900 - 13315 116 Street, Edmonton**

MLS® #E4459488

**\$364,900**

4 Bedroom, 2.00 Bathroom, 1,055 sqft  
Single Family on 0.00 Acres

Kensington, Edmonton, AB

Welcome home to this ORIGINAL OWNER Bungalow located in the family-friendly community of Kensington. Featuring 4 BEDROOMS & 2 BATHROOMS, pride of ownership is displayed throughout and it is now ready for your personal touch! As you step inside, you'll be greeted by a spacious living room & dine-in kitchen, perfect for entertaining guests or relaxing with loved ones. SEPARATE ENTRANCE leads to the finished basement and offers legal suite development. The huge recreation room is ideal for hosting family movie nights, or relaxing after a long day. Massive backyard provides plenty of room to landscape, garden, park your RV, or create that perfect outdoor space. Long driveway boasts ample parking space for multiple vehicles. Conveniently located near many amenities such as shopping, schools, parks, Yellowhead Freeway, and Downtown, making it an ideal location for families & professionals alike. DON'T MISS OUT on this amazing opportunity to own a well maintained bungalow & the chance to make it your dream home!

Built in 1962

### **Essential Information**

MLS® #	E4459488
Price	\$364,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,055
Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	13315 116 Street
Area	Edmonton
Subdivision	Kensington
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 5H8

### **Amenities**

Amenities	No Smoking Home, Parking-Extra, Patio, R.V. Storage, Vinyl Windows, See Remarks
Parking Spaces	5
Parking	Over Sized, RV Parking, Single Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Storage Shed, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	September 25th, 2025
Days on Market	40
Zoning	Zone 01

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Listing information last updated on November 4th, 2025 at 3:32pm MST