

\$355,000 - 13315 116 Street, Edmonton

MLS® #E4464954

\$355,000

4 Bedroom, 2.00 Bathroom, 1,055 sqft

Single Family on 0.00 Acres

Kensington, Edmonton, AB

Welcome home to this well-maintained, ORIGINAL OWNER Bungalow situated on a large lot in the quiet community of Kensington. Featuring 3 BEDROOMS & 2 BATHROOMS, this is the perfect home for First Time Home Buyers or Investors. Walk inside and experience the spacious Living Room with large Bay Windows that allow plenty of natural light throughout. Main floor features a Bright Eat-In Kitchen, 3 generously sized bedrooms and 4 pc bathroom. The fully finished basement has an oversized Rec Room, an additional bedroom, 3 pc bathroom, and offers the potential development for Legal Suite with a SEPARATE ENTRANCE at the side of the house. Huge 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. AMAZING LOCATION! Conveniently located near Grand Trunk Rec Centre, parks, shopping, schools, Yellowhead Freeway, and Downtown. DON'T MISS OUT on this opportunity to live in a family friendly neighborhood!

Built in 1962

Essential Information

MLS® # E4464954

Price \$355,000



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	November 6th, 2025
Days on Market	10
Zoning	Zone 01

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORSÂ® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORSÂ® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTORÂ®, REALTORSÂ®) and/or the quality of services they provide (MLSÂ®, Multiple Listing ServiceÂ®)

Listing information last updated on November 16th, 2025 at 12:47am MST