

# \$399,900 - 13219 116 Street, Edmonton

MLS® #E4426855

**\$399,900**

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	\$399,900
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 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	93
Zoning	Zone 01



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