

# \$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 87  
Zoning Zone 01



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