

## \$425,000 - 16304 119 Street, Edmonton

MLS® #E4446664

**\$425,000**

3 Bedroom, 2.00 Bathroom, 937 sqft

Single Family on 0.00 Acres

Dunluce, Edmonton, AB

Discover this beauty 4-level split in the heart of family-friendly North Edmonton's Dunluce neighborhood! Perfectly positioned on a spacious corner lot, this 3-bed, 2-bath home offers unmatched convenience near top amenities, schools, and parks. Step into a bright main floor living area that connects to the kitchen/ living area featuring stainless steel appliances, a microwave hood fan, and a nice view/ access to the back yard. Modern comforts like air conditioning, a high-efficiency furnace, electronic locks, security system, spacious den in the 1st basement and flex space and additional bedroom in the 2nd basement. The private, fully fenced backyard is your canvas for relaxation or entertaining, with RV parking for added versatility. Car enthusiasts and hobbyists will love the oversized 24'x24' heated detached double garage with an attached shed for extra storage. This home blends style, function, and peace of mind. Don't miss out on this incredible opportunity for a home that offers tons of potential.

Built in 1983

### Essential Information

MLS® # E4446664

Price \$425,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	937
Acres	0.00
Year Built	1983
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	16304 119 Street
Area	Edmonton
Subdivision	Dunluce
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 4T5

### **Amenities**

Amenities	On Street Parking, Air Conditioner, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Extra, R.V. Storage, Storage-In-Suite
Parking	Double Garage Detached

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Refrigerator, Stove-Electric, Washer, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot, Fenced, Picnic Area, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 8th, 2025
Days on Market	11
Zoning	Zone 27

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