

## \$474,900 - 16117 108 Street, Edmonton

MLS® #E4447904

**\$474,900**

5 Bedroom, 3.50 Bathroom, 1,930 sqft

Single Family on 0.00 Acres

Lorelei, Edmonton, AB

Welcome to this spacious 1,930 sq ft 2-storey home in the highly sought-after community of Beaumaris, nestled on a generous 7,000 sq ft lot! With over 2,942 sq ft of total living space, this property offers 5 bedrooms and 4 bathrooms—perfect for a growing family. The main floor features a bright and open layout, including a vaulted cedar ceiling in the living room, a formal dining room, a cozy family room with a beautiful gas fireplace and stone surround, a large country-style kitchen plus a sunny breakfast nook with access to the spacious deck—ideal for entertaining. Upstairs, you’ll find 3 bedrooms and a versatile loft space. The primary bedroom includes a 3-piece ensuite. The fully finished basement adds 2 more bedrooms, a full bathroom, a generous rec room, and a handy kitchenette—great for guests or extended family. Recent updates include newer shingles (2013) and furnace. Located just steps from scenic Beaumaris Lake, walking trails, schools, shopping, transit, and the Castledowns YMCA.

Built in 1984

### Essential Information

MLS® # E4447904

Price \$474,900



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,930
Acres	0.00
Year Built	1984
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	16117 108 Street
Area	Edmonton
Subdivision	Lorelei
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 4Z8

### Amenities

Amenities	Deck
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Asphalt, Brick
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Asphalt, Brick
Foundation	Concrete Perimeter

### **School Information**

Elementary	Bishop Savaryn School
Middle	Mary Butterworth School
High	Queen Elizabeth School

### **Additional Information**

Date Listed	July 15th, 2025
Days on Market	2
Zoning	Zone 27

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