

## \$519,900 - 3032 116 Street, Edmonton

MLS® #E4426276

**\$519,900**

4 Bedroom, 2.50 Bathroom, 1,763 sqft  
Single Family on 0.00 Acres

Sweet Grass, Edmonton, AB

Welcome to this beautifully updated 4-level split home, complete with an oversized detached double garage and a meticulously landscaped, low-maintenance yard that offers a generous outdoor space. This inviting residence features 4 bedrooms, along with 2 and half baths above grade. Step inside to find a cozy family room, highlighted by a wood-burning fireplace and sliding doors that open to the spacious back deck. The master suite includes a convenient 2-piece ensuite, while the main bathroom boasts a tub/shower combination with a double vanity for added convenience. Freshly painted throughout, this home showcases a fully renovated kitchen with abundant functional storage, as well as fully updated bathrooms. Enjoy the elegance of upgraded light fixtures, new windows and vinyl floor in all bedrooms, and new sliding patio doors, front, and rear doors. The roof shingles were replaced in 2013, along with upgraded Attic insulation, new HWT in 2015 and new washer and dryer in 2024.

Built in 1975

### Essential Information

MLS® #	E4426276
Price	\$519,900
Bedrooms	4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,763
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	3032 116 Street
Area	Edmonton
Subdivision	Sweet Grass
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 3H9

### **Amenities**

Amenities	Deck, Detectors Smoke, Fire Pit, No Animal Home, No Smoking Home, See Remarks
Parking	Double Garage Detached, Front Drive Access

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, No Back Lane, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 18th, 2025
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Days on Market	13
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Zoning	Zone 16
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Listing information last updated on March 31st, 2025 at 5:32pm MDT