# \$567,000 - 2520 116 Street, Edmonton

MLS® #E4451733

#### \$567,000

5 Bedroom, 3.00 Bathroom, 1,269 sqft Single Family on 0.00 Acres

Blue Quill, Edmonton, AB

This beautifully upgraded home blends style, space, and functionality. The main level features a sunken living room with custom stone walls, a cozy fireplace, and a large bay window. A formal dining area flows into a modern kitchen with granite counters, stainless steel appliances, and ample cabinetry. Also on the main floor are 3 bedrooms, including a primary suite with a 3PC ensuite and generous closet space, plus a 4PC main bath and laundry room. The fully finished basement offers a second kitchen, 3 more bedrooms, a spacious living area, 4PC bath, and separate laundry. The exterior boasts acrylic stucco with stone accents, a west-facing fully fenced backyard, and a large deck. A rare find, the detached quad garage (36' x 24') features a 10' overhead door, furnace heater, and plenty of natural lightâ€"perfect as a workshop or hobby space. Ideally located near Heritage Mall, schools, and public transit.

Built in 1978

#### **Essential Information**

MLS® # E4451733 Price \$567,000

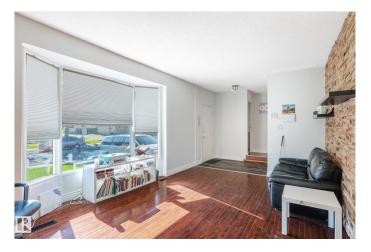
Bedrooms 5

Bathrooms 3.00

Full Baths 3







Square Footage 1,269 Acres 0.00 Year Built 1978

Type Single Family

Sub-Type Detached Single Family

Style Bungalow
Status Active

## **Community Information**

Address 2520 116 Street

Area Edmonton
Subdivision Blue Quill
City Edmonton
County ALBERTA

Province AB

Postal Code T6J 3S2

#### **Amenities**

Amenities Deck, See Remarks

Parking Double Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Garage Control, Garage Opener, Dryer-Two,

Refrigerators-Two, Stoves-Two, Washers-Two, Microwave Hood

Fan-Two

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stucco

Exterior Features Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public

Transportation

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

### **Additional Information**

Date Listed August 7th, 2025

Days on Market 86

Zoning Zone 16

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