

## \$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 | 25             |
| Zoning         | Zone 27        |

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Listing information last updated on August 2nd, 2025 at 2:32am MDT