

## \$413,000 - 16512 109 Street, Edmonton

MLS® #E4452122

**\$413,000**

4 Bedroom, 2.50 Bathroom, 1,314 sqft

Single Family on 0.00 Acres

Lorelei, Edmonton, AB

Offered for sale for the first time in 35 years. Immaculate home has been lovingly maintained over the years. Upgrades include, windows, furnace, HWT, kitchen cabinets, solid surface counters, Hardwood Floors, carpet, insulation, appliances, new front deck, rubber topped driveway and the list goes on. This 1300+sq ft home has 4 bedrooms plus a den and 2.5 bathrooms, 2 fireplaces and a 3 season sunroom off the single attached garage and an oversized carport. Den can be converted into a 5th bedroom with a new window. Great family home with space for everyone.

Built in 1976

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4452122               |
| Price          | \$413,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,314                  |
| Acres          | 0.00                   |
| Year Built     | 1976                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | Bi-Level |
| Status | Active   |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 16512 109 Street |
| Area        | Edmonton         |
| Subdivision | Lorelei          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 1W9          |

### Amenities

|                |                                          |
|----------------|------------------------------------------|
| Amenities      | Deck, Insulation-Upgraded, Vinyl Windows |
| Parking Spaces | 3                                        |
| Parking        | Single Carport, Single Garage Attached   |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                         |
| Fireplace         | Yes                                                                                               |
| Fireplaces        | Brick Facing, See Remarks                                                                         |
| Stories           | 2                                                                                                 |
| Has Basement      | Yes                                                                                               |
| Basement          | Full, Finished                                                                                    |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                    |
| Exterior Features | Fenced, Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                               |
| Construction      | Wood, Vinyl                                                                    |
| Foundation        | Concrete Perimeter                                                             |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 37               |

## Zoning

## Zone 27

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Listing information last updated on September 14th, 2025 at 10:32am MDT