

## \$539,900 - 16304 111 Street, Edmonton

MLS® #E4429525

### \$539,900

4 Bedroom, 2.50 Bathroom, 1,395 sqft

Single Family on 0.00 Acres

Lorelei, Edmonton, AB

An interesting find, an honest-to-goodness ranch bungalow, right off an acreage, on a double lot right in the middle of Lorelei. Massive living room with stone fireplace, big dining area with patio doors out to the front. Peninsula-shaped kitchen with built-in appliances and plenty of cupboards. Three ample bedrooms on the main floor, 4-piece main bath and a 2-piece with cheater doors to the third bedroom and the back entry. Basement is fully finished, with a rec room, a humongous family room with roughed-in fireplace and a bar/summer kitchen in the corner. There's another bedroom down here, plus a 3-piece bath. Garage is oversized, and attached to the house via a breezeway in between. Northwest-facing backyard is fenced and massive, the large deck barely bites into it.

Built in 1971

### Essential Information

MLS® #	E4429525
Price	\$539,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,395
Acres	0.00



Year Built	1971
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	16304 111 Street
Area	Edmonton
Subdivision	Lorelei
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 2B1

### **Amenities**

Amenities	Deck, Detectors Smoke
Parking Spaces	6
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby
Lot Description	x15.2x11.6x6.5x2.90
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 7th, 2025

Days on Market 24

Zoning Zone 27

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 7:47pm MDT