

## \$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 10â€™™ 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 89

Zoning Zone 16

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