

## \$359,900 - 13616 111 Street, Edmonton

MLS® #E4434965

**\$359,900**

5 Bedroom, 2.00 Bathroom, 1,066 sqft

Single Family on 0.00 Acres

Rosslyn, Edmonton, AB

Excellent location, in the mature and family friendly community of Rosslyn. This 5 bedroom and 2 full bath bungalow is perfect for any growing family. Convenient layout, the main floor features 3 generous size bedrooms and a 4-piece bath. Large living room with large bay window, offering an abundance of natural light. Kitchen offers tons of cabinet and counter space, dining area with patio doors leading to the deck and large private yard. Fully finished basement with 2 additional bedrooms, 3-piece bath, massive family room and lots of storage space. Single oversized garage. Corner lot without all the snow shovelling. Side entry leading to basement for suite potential.

Upgrades completed over recent years include high efficient furnace (2021), HWT (2021), some windows, roof, flooring, paint and more. Conveniently located within minutes of schools, shopping, public transportation, park/playground, easy access to 137 Ave and other major amenities.

Built in 1959

### Essential Information

MLS® #	E4434965
Price	\$359,900
Bedrooms	5
Bathrooms	2.00



Full Baths	2
Square Footage	1,066
Acres	0.00
Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	13616 111 Street
Area	Edmonton
Subdivision	Rosslyn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 4Z8

### **Amenities**

Amenities	Deck, Detectors Smoke
Parking	Over Sized, Single Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Corner Lot, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed May 7th, 2025

Days on Market 2

Zoning Zone 01

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