

Courtesy Of Kaitlyn A Gottlieb Of Real Broker

## \$595,000 - 4712 116a Street, Edmonton

MLS® #E4427482

**\$595,000**

4 Bedroom, 3.00 Bathroom, 1,319 sqft

Single Family on 0.00 Acres

Malmo Plains, Edmonton, AB

This stunning renovated bungalow in Malmo Plains offers modern style and an unbeatable location! The main floor has been completely transformed with new vinyl plank flooring, fresh paint, updated trim, recessed lighting, and a bright, open-concept layout filled with natural light. At the heart of the home, the pristine kitchen is a showstopper, featuring crisp white cabinetry, stylish black appliances, a classic subway tile backsplash, marbled solid surface countertops, and ample workspace for cooking and entertaining. The primary suite is a true retreat, boasting a spacious dressing room and private ensuite. The basement is a blank canvas, ready for your vision, put pencil to paper and create your dreams. Located in a highly sought-after, family-friendly community, this home offers quick access to Whitemud Drive, the LRT, Southgate Centre, incredible schools, baseball diamonds, soccer fields, tennis and pickleball courts and lovely parks.

Built in 1964

### Essential Information

MLS® #	E4427482
Price	\$595,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3



Square Footage	1,319
Acres	0.00
Year Built	1964
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	4712 116a Street
Area	Edmonton
Subdivision	Malmo Plains
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 3R4

### **Amenities**

Amenities	Deck
Parking Spaces	2
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Metal, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Metal, Stucco
Foundation	Concrete Perimeter

## School Information

Elementary	Lendrum/St Boniface
Middle	Avalon
High	Harry Ainlay

## Additional Information

Date Listed	March 26th, 2025
Days on Market	8
Zoning	Zone 15

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