

## \$439,900 - 7116 100 Avenue, Edmonton

MLS® #E4431107

**\$439,900**

4 Bedroom, 2.50 Bathroom, 1,296 sqft

Single Family on 0.00 Acres

Terrace Heights (Edmonton), Edmonton, AB

This spacious bungalow in Terrace Heights has been thoughtfully maintained & upgraded over the years. The large living rm welcomes you with abundant natural light with large windows open to the dining rm with custom built-ins. The kitchen features wooden cabinets, newer SS appliances, eating area & a great view of the backyard. The main flr offers a primary bdrm with a large closet & 2-pce ensuite, 2 add'l bdrms, a 4-pce main bath & laundry for added convenience. The updated bsmt features fresh paint, new carpet & roughed-in plumbing for a future kitchen & laundry. Enjoy the rec rm with a custom bar & electric fp, along with a spacious bdrm, a 3-pce bath & utility rm with add'l storage. The property features an updated insulated & drywalled dble detached garage with rear drive access & a fully fenced backyard with ample green space & patio for relaxing. Add'l upgrades include garage electrical for 220v service, solar security lights added to front & back and mechanical rm vented and wired for dryer.

Built in 1961

### Essential Information

MLS® # E4431107

Price \$439,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,296
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	7116 100 Avenue
Area	Edmonton
Subdivision	Terrace Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6A 0G5

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

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

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 16th, 2025

Days on Market                5

Zoning                            Zone 19

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 April 21st, 2025 at 6:47am MDT