

## **\$519,900 - 11413 118a Street, Edmonton**

MLS® #E4453374

**\$519,900**

4 Bedroom, 3.00 Bathroom, 1,438 sqft

Single Family on 0.00 Acres

Prince Rupert, Edmonton, AB

**BEST OF BOTH WORLDS! WALKABLE TO DOWNTOWN, BREWERY DISTRICT, 124th ST, and NAIT in a NEWER COMMUNITY!** Welcome to your **DOUBLE ATTACHED GARAGE BI-LEVEL w/ 1400+ sf on MAIN FLOOR ALONE + FULL-SIZED BACKYARD!** ORIGINAL OWNERS lovingly maintained: **NEW ROOF, NEW FRIDGE, ANNUALLY SERVICED FURNACE w/ NEW MOTHERBOARD + FRESH PAINT!** Rarely do homes come up in this tight-knit, friendly community—they know the gem this is! **SPACIOUS** entry showcases **NATURAL LIGHT (East-West facing!)** w/ full closet + boot bench w/ **BUILT-IN STORAGE**. **LIVING ROOM** boasts **GAS FIREPLACE + HARDWOOD**, feeling **EXPANSIVE** yet balanced! **Kitchen/dining** offer **HUGE WINDOWS**, tons of counter space, pantry, updated appliances. Well-sized **PRIMARY + ENSUITE** are separated from 2 additional bedrooms + main bath. **FULLY FINISHED** basement adds another bedroom + full bath! Sellers built playroom (could convert to bedroom) while keeping **FAMILY ROOM** space. **NO POLY-B** plumbing. Outside: full **CONCRETE PATIO + STORAGE SHED!** Don't miss this **RARE OPPORTUNITY**

Built in 1998

### **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4453374               |
| Price          | \$519,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,438                  |
| Acres          | 0.00                   |
| Year Built     | 1998                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 11413 118a Street |
| Area        | Edmonton          |
| Subdivision | Prince Rupert     |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5G 3J2           |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached          |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                    |
| Fireplace         | Yes                                                                                          |
| Fireplaces        | Mantel                                                                                       |
| Stories           | 3                                                                                            |
| Has Basement      | Yes                                                                                          |
| Basement          | Full, Finished                                                                               |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Flat Site, Landscaped, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                           |
| Construction      | Wood, Vinyl                                                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                                         |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 16th, 2025 |
| Days on Market | 2                 |
| Zoning         | Zone 08           |

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Listing information last updated on August 17th, 2025 at 10:47pm MDT