

\$639,000 - 3312 116 Street, Edmonton

MLS® #E4440442

\$639,000

5 Bedroom, 2.50 Bathroom, 2,040 sqft

Single Family on 0.00 Acres

Sweet Grass, Edmonton, AB

Nestled on a quiet cul-de-sac in a family-friendly neighbourhood, this spacious 5-level split offers 5 bedrooms, 2.5 bathrooms and 3230 sq ft of total finished living space. Perfect for growing families, the layout features 4 generous bedrooms on the upper level, a primary bedroom with a private ensuite and a full main bathroom. The main two levels include a bright kitchen and dining area, a cozy living room with vaulted cedar ceilings, and a family room with fireplace - ideal for gatherings or quiet evenings at home. The lower levels offer a 5th bedroom, large rec room, flex space, and a workshop, providing room for hobbies and the perfect location for movie marathons. Outside, the fully fenced and landscaped yard wraps around the corner lot, offering mature trees, garden beds, and plenty of space for play or entertaining. Located close to amazing schools, parks, and commuter routes-yet tucked away from traffic & noise. This well-maintained home is move-in ready and full of potential to make it your own.

Built in 1976

Essential Information

MLS® #	E4440442
Price	\$639,000
Bedrooms	5



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,040
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	5 Level Split
Status	Active

Community Information

Address	3312 116 Street
Area	Edmonton
Subdivision	Sweet Grass
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 3J2

Amenities

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	5
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
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Exterior Features	Corner Lot, Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, No Back Lane, Schools
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 5th, 2025
Days on Market	2
Zoning	Zone 16

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