

## \$224,900 - 117 16344 109 Street, Edmonton

MLS® #E4435670

**\$224,900**

4 Bedroom, 1.50 Bathroom, 1,088 sqft  
Condo / Townhouse on 0.00 Acres

Lorelei, Edmonton, AB

This FRESHLY UPDATED, FULLY FINISHED 3-bedroom + FAMILY ROOM + DEN, 1.5-BATH twnhse offers unbeatable value in a family-friendly location. The bright main floor features a VERY SPACIOUS & LIGHT-SUNKEN living room, AIRY & FUNCTIONAL kitchen w/ ample STORAGE in your EXTENDED CABINETS, QUARTZ counters & GLASS backsplash, SS APPLIANCES, next your dining area, & a CONVENIENT 2-PC BATH. Upstairs, enjoy a vaulted ceiling in the primary bedroom, 2 additional cozy bedrooms, & a gorgeous full 4-piece bathroom. The FNSHD BSMT includes laundry area, FAMILY ROOM, a CLOSED DEN/OFFICE & a STORAGE ROOM. CONDO FEES COVER HEAT & WATER/SEWER, adding to the LOW-MAINTENANCE lifestyle. With a PRIVATE FENCED YARD, 2 FRONT PARKING STALLS, & a playground w/in the complex, this home is ideal for families, first-time buyers, or investors. Situated steps from SCHOOLS, DAYCARE, PUBLIC TRANSIT, & just minutes to shopping & Anthony Henday Drive—this location offers convenience & community. Donâ€™t miss out on this turnkey opportunity!

Built in 1977

### Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | E4435670          |
| Price          | \$224,900         |
| Bedrooms       | 4                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,088             |
| Acres          | 0.00              |
| Year Built     | 1977              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 117 16344 109 Street |
| Area        | Edmonton             |
| Subdivision | Lorelei              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5X 2T4              |

### Amenities

|                |   |
|----------------|---|
| Amenities      | On Street Parking, Detectors Smoke, Intercom, No Animal Home, No Smoking Home, Parking-Extra, Parking-Plug-Ins, Parking-Visitor |
| Parking Spaces | 2   |
| Parking        | 2 Outdoor Stalls, Stall   |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Baseboard, Water   |
| Stories      | 3  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco, Vinyl   |
| Exterior Features | Fenced, Landscaped, Park/Reserve, Playground Nearby, Public |

|              |  |
|--------------|--|
|              | Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                         |
| Construction | Wood, Stucco, Vinyl                      |
| Foundation   | Concrete Perimeter                       |

### School Information

|            |                         |
|------------|-------------------------|
| Elementary | Lorelei School          |
| Middle     | Mary Butterworth School |
| High       | Queen Elizabeth School  |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 3             |
| Zoning         | Zone 27       |
| Condo Fee      | \$607         |

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Listing information last updated on May 12th, 2025 at 7:02am MDT