

## \$575,000 - 4603 116a Street, Edmonton

MLS® #E4459370

**\$575,000**

5 Bedroom, 2.50 Bathroom, 1,525 sqft

Single Family on 0.00 Acres

Malmo Plains, Edmonton, AB

Welcome to this immaculate 4+1 bedroom, 1525 sq ft two-storey home w/ a fully finished basement located in the family-friendly neighborhood of Malmo Plains. The bright and spacious main floor features a large living room, separate dining area, and an eat-in kitchen, all with upgraded hardwood & tile flooring. Upstairs offers four generously sized bedrooms, including a primary suite with a large closet. The fully finished basement includes a fifth bedroom, a huge rec room, and ample storage. Situated at the end of a quiet street, the home offers both a single attached and single detached garage with rear lane access. The massive pie-shaped yard backs onto a school field, providing privacy and space. Enjoy easy access across the city via Whitemud Drive and proximity to shopping, restaurants, a ski hill, and more—while still being tucked away in a peaceful, well-maintained community. Excellent value in a unique and lovingly cared-for home!

Built in 1965

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4459370  |
| Price     | \$575,000 |
| Bedrooms  | 5         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,525                  |
| Acres          | 0.00                   |
| Year Built     | 1965                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 4603 116a Street |
| Area        | Edmonton         |
| Subdivision | Malmo Plains     |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6H 3R3          |

### Amenities

|           |                                                            |
|-----------|------------------------------------------------------------|
| Amenities | Air Conditioner, Vinyl Windows                             |
| Parking   | Over Sized, Single Garage Attached, Single Garage Detached |

### Interior

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

### Exterior

|                   |                                                                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                                                                                 |
| Exterior Features | Back Lane, Backs Onto Park/Trees, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                                   |
| Construction      | Wood, Brick, Vinyl                                                                                                                                                                 |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 25th, 2025  
Days on Market                11  
Zoning                              Zone 15

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