

## \$474,900 - 16117 108 Street, Edmonton

MLS® #E4447904

**\$474,900**

5 Bedroom, 3.50 Bathroom, 1,930 sqft

Single Family on 0.00 Acres

Lorelei, Edmonton, AB

Welcome to this spacious 1,930 sq ft 2-storey home in the highly sought-after community of Beaumaris, nestled on a generous 7,000 sq ft lot! With over 2,942 sq ft of total living space, this property offers 5 bedrooms and 4 bathrooms—perfect for a growing family. The main floor features a bright and open layout, including a vaulted cedar ceiling in the living room, a formal dining room, a cozy family room with a beautiful gas fireplace and stone surround, a large country-style kitchen plus a sunny breakfast nook with access to the spacious deck—ideal for entertaining. Upstairs, you’ll find 3 bedrooms and a versatile loft space. The primary bedroom includes a 3-piece ensuite. The fully finished basement adds 2 more bedrooms, a full bathroom, a generous rec room, and a handy kitchenette—great for guests or extended family. Recent updates include newer shingles (2013) and furnace. Located just steps from scenic Beaumaris Lake, walking trails, schools, shopping, transit, and the Castledowns YMCA.

Built in 1984

### Essential Information

MLS® # E4447904

Price \$474,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,930                  |
| Acres          | 0.00                   |
| Year Built     | 1984                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 16117 108 Street |
| Area        | Edmonton         |
| Subdivision | Lorelei          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 4Z8          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Attached |

### Interior

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

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior          | Wood, Asphalt, Brick                                                                        |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                      |
|--------------|----------------------|
| Roof         | Asphalt Shingles     |
| Construction | Wood, Asphalt, Brick |
| Foundation   | Concrete Perimeter   |

### **School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Bishop Savaryn School   |
| Middle     | Mary Butterworth School |
| High       | Queen Elizabeth School  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 19              |
| Zoning         | Zone 27         |

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Listing information last updated on August 2nd, 2025 at 10:47pm MDT