

## \$499,900 - 1511 109 Street, Edmonton

MLS® #E4465304

**\$499,900**

4 Bedroom, 2.00 Bathroom, 1,208 sqft

Single Family on 0.00 Acres

Bearspaw (Edmonton), Edmonton, AB

Beautiful 4-bedroom, 2 bathroom, 4-level split in Bearspaw. Step inside to hardwood floors and a light, inviting interior. The living room features a bay window and a wood fireplace, flowing into a hallway leading to the kitchen and upper and lower levels. The dining room off the kitchen has a large window that fills the home with natural light. The kitchen includes stainless steel appliances, an island, and ample cabinet space. Upstairs, you'll find 3 bedrooms and a 3-piece bathroom with a glass shower and ensuite access from the primary. The lower level features a spacious family room with a wet bar, a large bedroom w/ access to the 4-piece bath, ideal as-is or easily converted to a suite. The basement offers a generous laundry area, utility room, storage, and den. In 2023, this property had a new furnace and AC put in. The backyard includes a deck, a boardwalk to the shed, and mature trees for privacy. With large front and back yards, this home is perfect for families or those seeking suite potential.

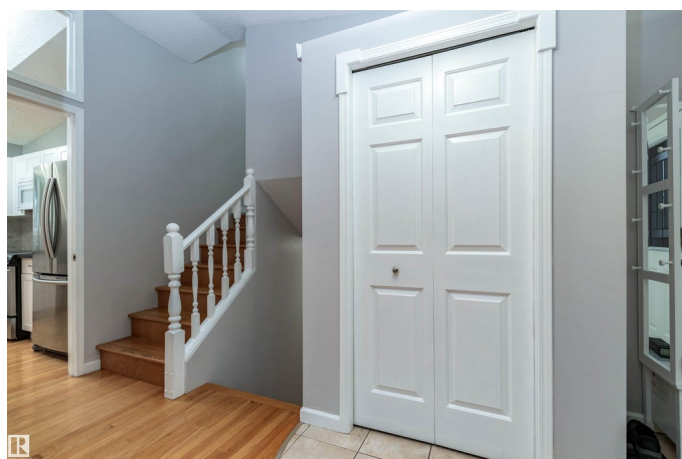
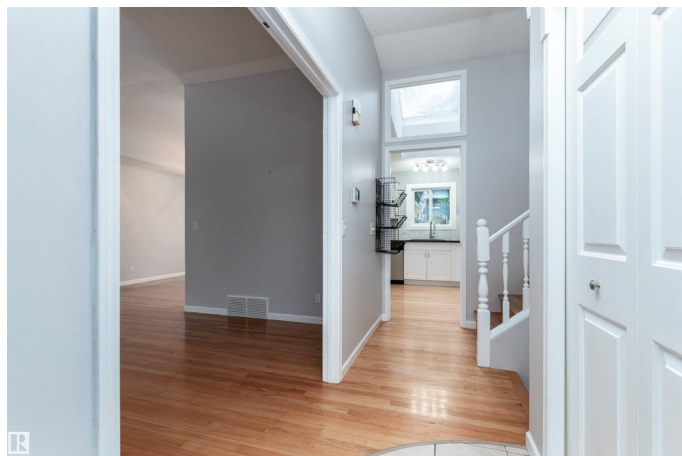
Built in 1985

### Essential Information

MLS® # E4465304

Price \$499,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,208                  |
| Acres          | 0.00                   |
| Year Built     | 1985                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1511 109 Street     |
| Area        | Edmonton            |
| Subdivision | Bearspaw (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 5W9             |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Wet Bar          |
| Parking   | Double Garage Attached |

### Interior

|              |                                                                                                                                                                                        |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                                              |
| Fireplace    | Yes                                                                                                                                                                                    |
| Fireplaces   | Mantel                                                                                                                                                                                 |
| Stories      | 4                                                                                                                                                                                      |
| Has Basement | Yes                                                                                                                                                                                    |
| Basement     | Full, Finished                                                                                                                                                                         |

### Exterior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                    |
| Exterior Features | Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                                      |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 10th, 2025 |
| Days on Market | 8                   |
| Zoning         | Zone 16             |

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Listing information last updated on November 18th, 2025 at 2:02pm MST