

Courtesy Of Thomas B Scott Of RE/MAX River City

## \$574,900 - 3112 109 Street, Edmonton

MLS® #E4454694

**\$574,900**

4 Bedroom, 2.50 Bathroom, 2,357 sqft

Single Family on 0.00 Acres

Steinhauer, Edmonton, AB

Welcome home to family-friendly Steinhauer! This expansive and exceptionally well-maintained 5-level split has space for everyone, all on a gorgeous corner lot just minutes from schools, shopping, and the LRT. The main floor features a spacious den—perfect for a home office—a large living room with an adjoining dining area, a beautifully updated kitchen, a laundry room, a powder room, and a cozy family room with a wood-burning fireplace and access to the covered patio. Upstairs, the primary suite offers generous closet space and a 3-piece en-suite. The second bedroom is equally spacious and could easily be converted back into two rooms, alongside the third bedroom and a full 4-piece bathroom. The lower levels include another bedroom, a huge rec room, and endless storage options. Step outside to your private backyard oasis—lush with mature landscaping and fruit trees. The perfect family home awaits. Love where you live!

Built in 1976

### Essential Information

MLS® #	E4454694
Price	\$574,900
Bedrooms	4
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	2,357
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	5 Level Split
Status	Active

### Community Information

Address	3112 109 Street
Area	Edmonton
Subdivision	Steinhauer
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 3E6

### Amenities

Amenities	Hot Water Natural Gas, Patio, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Metal
Exterior Features	Back Lane, Corner Lot, Fenced, Fruit Trees/Shrubs, Landscaped,

Playground Nearby, Public Swimming Pool, Public Transportation,  
Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Brick, Metal
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 26th, 2025
Days on Market	1
Zoning	Zone 16

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Listing information last updated on August 27th, 2025 at 9:47am MDT