

Cost of Building a Bedroom Addition



Create your own oasis with a bedroom addition.

If your home is bursting at the seams, adding a bedroom can bring some much-needed space to increase comfort for your family. Options range from a state-of-the-art master suite to a simple budget bedroom without the frills. Understanding the cost of these options will help you choose the right option for your home and find the best type of bedroom addition to meet your needs and budget.

Suite Addition

Building out to add a bedroom allows you maximum flexibility. Adding a 14-by-16-foot master suite, including bathroom, over a crawlspace costs an average of \$75,000 - \$110,000 as of 2017, according to Houzz. This type of project also offers a nearly 85 percent return on investment. Costs can vary significantly by region, as the same master suite addition costs an average of \$137,840 in a high-cost urban market.

Basic Bedroom Addition

If you're already satisfied with your master suite, but need more room for your growing brood, consider a simple one-story bedroom addition without the fancy closets or spacious bathroom. Ask the Builder estimates that room additions cost \$120 to \$225 per square foot as of 2017, putting the cost of a basic 10-by-10-foot bedroom between \$15,500 and \$28,000. If you need an extra bathroom to go with your new bedroom, plan to spend a minimum of an additional \$10,000 (for a half bath) and \$15,000+ for a 6-by 8 bathroom addition, according to a 2017 report by JKC's Improvement and Construction Company Inc.

Adding A Bedroom Over the Garage

The National Association of Realtors suggests you can save 20 to 60 percent by building your new bedroom over your porch, garage or a previous addition instead of adding on to your home. You'll save money by avoiding major earthwork or building a foundation. A 2017 report by CNN estimates the cost of a new master suite installed over the garage at \$50,000 to

\$80,000, which is well below the national average cost of adding a master suite over a crawl space. This includes possibly adding a small bathroom.

Bedroom on a Budget

CNN suggests converting unfinished spaces like basements, garages and attics into bedrooms. This can save you 50 to 60 percent over the cost of adding on to your home because you eliminate the need for new foundations, roofing and exterior walls. You may also be able to make minor renovations to combine unused or underutilized spaces to make them more functional. For example, consider combining an out-of-the-way closet with a small guestroom to create a bedroom that works for your family.

Attic Conversion

Converting an unfinished attic to a 15-by-15-foot bedroom with small bath costs an average of \$49,438, with a nearly 85 percent return on investment, according to a 2017 report by Remodeling. The cost of this bedroom conversion can be as much as 30 percent higher in high cost-of-living areas. If your attic is already partially finished, you may be able to add a bedroom for slightly less. A 2017 report by CNN estimates that it costs between \$25,000 and \$40,000 to create a basic attic bedroom if you already have stairs. Add \$10,000 for stairs, and be prepared to pay between \$10,000 and \$30,000 to add dormer windows to bring in light and extra ceiling height.