

## \$459,000 - 10408 116 Avenue, Edmonton

MLS® #E4456557

**\$459,000**

5 Bedroom, 2.00 Bathroom, 1,283 sqft

Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

LEGAL BASEMENT SUITE in a PRIME CENTRAL LOCATION! This well-maintained home offers an excellent blend of UPGRADES, FUNCTIONALITY, and INCOME POTENTIAL. The main floor features nearly 1,285 SQFT with a bright and spacious living room, updated VINYL PLANK FLOORING, fresh PAINT (2025), and a large kitchen with recently refreshed cabinetry and newer dishwasher. Three bedrooms and a modernized 4PC BATH complete the main level. The LEGAL SUITE downstairs (renovated 2015) offers its own kitchen, living area, 2 bedrooms, 4PC bath—perfect for generating RENTAL INCOME or accommodating EXTENDED FAMILY. Major updates include NEWER WINDOWS, ROOF (~2017), SEWER LINE (2019), and TWO ELECTRICAL PANELS for convenience. Outside you'll find a fenced yard (2022) plus parking flexibility with garage pad and 3 RENTABLE STALLS that have previously generated extra income. Located minutes from NAIT, downtown, transit, and amenities—this property is a TURNKEY OPPORTUNITY for investors or families alike!

Built in 1957

### Essential Information

MLS® #

E4456557



|                |                        |
|----------------|------------------------|
| Price          | \$459,000              |
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,283                  |
| Acres          | 0.00                   |
| Year Built     | 1957                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10408 116 Avenue |
| Area        | Edmonton         |
| Subdivision | Spruce Avenue    |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5G 0M3          |

### Amenities

|           |                                                                                    |
|-----------|------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, Detectors Smoke, Greenhouse, Parking-Extra, Patio, See Remarks |
| Parking   | Double Garage Detached, Parking Pad Cement/Paved, See Remarks                      |

### Interior

|              |                                                                                              |
|--------------|----------------------------------------------------------------------------------------------|
| Appliances   | Dryer, Storage Shed, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two |
| Heating      | Forced Air-2, Natural Gas                                                                    |
| Stories      | 2                                                                                            |
| Has Suite    | Yes                                                                                          |
| Has Basement | Yes                                                                                          |
| Basement     | Full, Finished                                                                               |

### Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                   |
| Exterior Features | Back Lane, Fenced, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

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

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 6th, 2025 |
| Days on Market | 2                   |
| Zoning         | Zone 08             |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 8th, 2025 at 12:02pm MDT