\$459,000 - 10408 116 Avenue, Edmonton

MLS® #E4456557

\$459,000

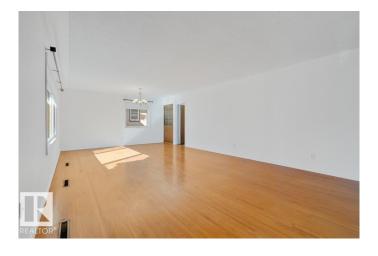
5 Bedroom, 2.00 Bathroom, 1,283 sqft Single Family on 0.00 Acres

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 bathâ€"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'II 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 amenitiesâ€"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 1

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 7th, 2025 at 4:47pm MDT