

\$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	8
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 14th, 2025 at 7:32am MDT