

## **\$337,500 - 5116 118 Avenue, Edmonton**

MLS® #E4442808

### **\$337,500**

3 Bedroom, 2.00 Bathroom, 921 sqft

Single Family on 0.00 Acres

Newton, Edmonton, AB

Original owner! This well maintained, upgraded bungalow is a true character home! An excellent investment, zoned RF3. 2+1 bedrooms, 2 baths, 2 kitchens, separate entrance leading to basement apartment, loaded with original features & renos. Main floor highlights include: living room with hardwood floors & vintage room divider, eat in kitchen with built in ironing board, stainless steel appliances, plenty of storage & dining area, 2 spacious bedrooms & full bath. The 1950's "retro style" basement is well planned with kitchen #2, living room #2 with classic vintage theme wet bar, bedroom #3 & bathroom with walk in shower. Additional upgrades: sewer line (2013), vinyl siding & insulation, capped windows, shingles, H2O tank, furnace. Front drive, oversized single garage is 22x16, fenced & landscaped, apple trees & gardens, buffered by a treed boulevard/service road providing privacy & quiet. Close to River Valley, Concordia College, NAIT, LRT, quick access to Hwy 16, Henday, City Centre, schools & shopping.

Built in 1956

### **Essential Information**

MLS® # E4442808

Price \$337,500



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	921
Acres	0.00
Year Built	1956
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	5116 118 Avenue
Area	Edmonton
Subdivision	Newton
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 1B9

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Bar, Insulation-Upgraded, No Smoking Home, Patio
Parking Spaces	3
Parking	Over Sized, Parking Pad Cement/Paved, Single Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Level Land, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 17th, 2025
Days on Market	4
Zoning	Zone 06

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Listing information last updated on June 21st, 2025 at 12:47am MDT