

## \$347,500 - 5116 118 Avenue, Edmonton

MLS® #E4442808

### \$347,500

3 Bedroom, 2.00 Bathroom, 921 sqft

Single Family on 0.00 Acres

Newton, Edmonton, AB

This well maintained, upgraded bungalow is a true character home that has been in the same family since it was built in 1956! An excellent investment, zoned RF3. 2+1 bedrooms, 2 baths, 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 appliances, refurbished cabinets & dining area, 2 spacious bedrooms & full bath. The 1950's "retro style" basement apartment is well planned with kitchen #2, recreation room with wet bar, bedroom #3 & bathroom with walk in shower. Additional upgrades: sewer line (2013), vinyl siding & insulation, capped windows, shingles, hot water tank, furnace. Oversized single garage is 22x16, nicely landscaped, apple trees & gardens, buffered by a service road providing privacy & quiet. Close to River Valley, Concordia College, NAIT, LRT, quick access to Hwy 16, Henday, City Centre, schools & shopping.

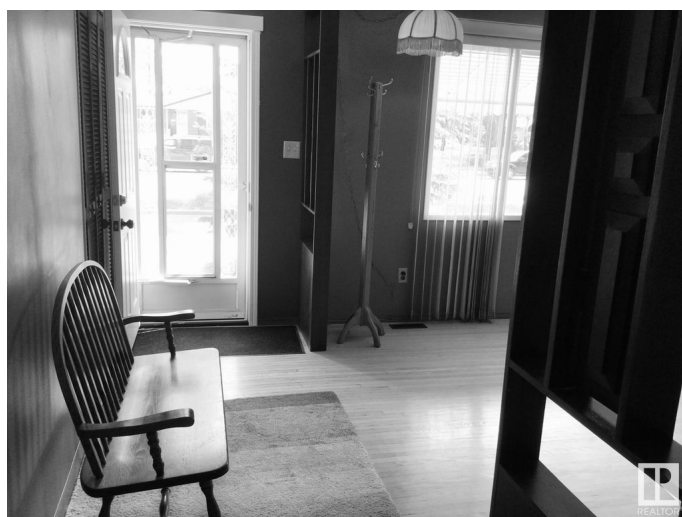
Built in 1956

### Essential Information

MLS® # E4442808

Price \$347,500

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                3  
Zoning                              Zone 06

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