

# **\$565,000 - 10423 116 Avenue, Edmonton**

MLS® #E4432466

**\$565,000**

7 Bedroom, 2.50 Bathroom, 2,239 sqft  
Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

This impressive bungalow is situated on a peaceful, mature street in Spruce Ave neighborhood. With its prime location, youâ€™ll be just steps away from NAIT, Royal Alexandra Hospital, Glenrose Hospital, Grant MacEwan, Kingsway Mall, and downtown, perfect for families, professionals, and anyone seeking vibrant urban living. As you step inside, you are greeted by an incredible original stone fireplace that serves as a stunning centerpiece, beautifully separating the spacious living and dining areas. The vaulted ceilings and large windows create an airy, light-filled atmosphere, while the charming wood beams, add a touch of character and warmth to the home. The well-designed layout includes 4 generous bedrooms upstairs, complemented by 3 additional bedrooms in the fully finished basement making it ideal for a growing family or hosting guests. The lower level features a fantastic entertaining area, perfect for gatherings, along with ample storage space. Set on a huge lot, this property offers endless potential.



Built in 1957

## **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4432466  |
| Price  | \$565,000 |

|                |                        |
|----------------|------------------------|
| Bedrooms       | 7                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,239                  |
| Acres          | 0.00                   |
| Year Built     | 1957                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10423 116 Avenue |
| Area        | Edmonton         |
| Subdivision | Spruce Avenue    |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5G 0M2          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Vaulted Ceiling        |
| Parking   | Double Garage Detached |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Hot Water, Natural Gas   |
| Stories      | 2  |
| Has Suite    | Yes  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone  |
| Exterior Features | Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 7                |
| Zoning         | Zone 08          |

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