

## \$309,900 - 5116 118 Avenue, Edmonton

MLS® #E4446663

**\$309,900**

3 Bedroom, 2.00 Bathroom, 926 sqft

Single Family on 0.00 Acres

Newton, Edmonton, AB

The perfect property for Character Home Lovers or Investors! This well-maintained 1956 bungalow blends vintage appeal with smart updatesâ€”making it ideal for rental, redevelopment, or multi-generational living. The main floor features original hardwood, a sun-filled living room, and a bright eat-in kitchen with classic white cabinetry and built-in ironing board. The fully finished basement includes a retro-style second living room, custom wet bar, second kitchen, and full bath with walk-in shower...perfect for guests, teenagers or an aging parent. Additional features include an oversized single car garage along with numerous updates over the years including shingles, sewer, electrical & siding - adding both value & peace of mind. Great location with easy access to schools, transit, and amenities. A unique opportunity to invest in a solid, character-rich home with flexible use options!

Built in 1956

### Essential Information

MLS® #	E4446663
Price	\$309,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	926
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	On Street Parking, See Remarks
Parking	Over Sized, 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, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 9th, 2025
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Days on Market 7

Zoning Zone 06

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