

Courtesy Of Brian Tucker Of Coldwell Banker Mountain Central

## **\$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	5
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 April 29th, 2025 at 3:17am MDT