

## \$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 |
|-------------|----------------|

Days on Market 7

Zoning Zone 06

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Listing information last updated on July 16th, 2025 at 1:32am MDT