



Edmonton Alberta

\$489,000

Visit the Listing Brokerage (and/or listing REALTOR(R)) website to obtain additional information. Prime Central Edmonton Investment Opportunity! Welcome to 10404 116 Avenue NW, a well-maintained bungalow located in the highly desirable Spruce Avenue community--one of Edmonton's most sought-after areas for homeowners, investors, and future redevelopment. This spacious property offers approximately 1,250 sq. ft. on the main floor plus a fully developed basement with its own kitchen, living area, bedrooms, bathroom, laundry, utility room, and cold storage, providing exceptional flexibility for extended family or income-generating opportunities. This property is ideally positioned in an area that has long been popular with students, healthcare professionals, and downtown workers due to its proximity to major educational institutions, hospitals, public transit, and employment centres. With NAIT continuing to invest in its campus and facilities, the surrounding neighbourhood remains attractive for long-term rental (id:6769)

Bedroom 4 4.44 m X 3 m

Bedroom 5 4.14 m X 3.55 m

Second Kitchen 3.01 m X 3.67 m

Living room 6.14 m X 4.83 m

Dining room Measurements not available

Kitchen 4.71 m X 3.09 m

Primary Bedroom 4.4 m X 3.52 m

Bedroom 2 3.46 m X 3.73 m

Bedroom 3 3 m X 3.46 m

Listing Presented By:



Originally Listed by:
HonestDoor Inc

<https://www.honestdoor.com/>



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