

\$384,900 - 7817 112s Avenue, Edmonton

MLS® #E4426716

\$384,900

3 Bedroom, 2.00 Bathroom, 1,180 sqft
Single Family on 0.00 Acres

Cromdale, Edmonton, AB

Fantastic investment opportunity in the desirable community of Cromdale! This charming 1.5-storey home offers 1,179 sq. ft. of inviting living space and backs onto the serene Kinnaird Ravine, providing peaceful, treed views right in the city. Inside, you'll find 3 bedrooms + 2 full bathrooms. Just over \$20,000 of some upgrades add peace of mind, including weeping tile, newer gutters, roof, and hot water tank. The low-maintenance backyard is perfect for relaxing or entertaining, with a patio and double detached garage, walk out your back yard right to the Ravine. The lot measures 10.1m x 36.5m (367.49 sq.m) and holds fantastic redevelopment potential. Enjoy unbeatable convenience – minutes from downtown, the river valley trail system, schools, shopping, and public transit. Whether you're a first-time buyer, savvy investor, or simply looking for a tranquil home in an ideal location, this property offers exceptional value and opportunity!

Built in 1926

Essential Information

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|-----------|-----------|
| MLS® # | E4426716 |
| Price | \$384,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |



| | |
|----------------|------------------------|
| Full Baths | 2 |
| Square Footage | 1,180 |
| Acres | 0.00 |
| Year Built | 1926 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 1 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 7817 112s Avenue |
| Area | Edmonton |
| Subdivision | Cromdale |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5B 0H6 |

Amenities

| | |
|----------------|--|
| Amenities | Off Street Parking, On Street Parking, Detectors Smoke |
| Parking Spaces | 6 |
| Parking | Double Garage Detached |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape, No Back Lane, Public Transportation, Ravine View, Schools, Shopping Nearby |
| Lot Description | 10.1 x 36.5 |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 20th, 2025 |
| Days on Market | 44 |
| Zoning | Zone 09 |

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