# \$449,900 - 12414 112 Avenue, Edmonton

MLS® #E4449053

### \$449.900

5 Bedroom, 2.00 Bathroom, 1,162 sqft Single Family on 0.00 Acres

Inglewood (Edmonton), Edmonton, AB

Discover this charming half duplex at 12414 112 Ave NW, ideally situated on a corner lot in the heart of Inglewood. With the unique option to purchase the attached duplex, (E4449051) this is a golden opportunity for investors or multi-generational families! Each unit boasts 3 spacious bedrooms, a bright living room, and an good sized kitchen. The main floor features a full bath and convenient laundry, with minor updates needed to build instant sweat equity. The beautifully renovated basement offers an in-law/nanny suite with a second kitchen, cozy living room, 2 bedrooms, a 4-piece bath, laundry, and a separate entrance. The standout feature? A massive 32' x 28' detached, heated triple garage with radiant heat, 10 ft and 12 ft overhead doors, and a fully operational 1-ton JIB craneâ€"ideal for mechanics, hobbyists, or business owners. Don't miss this rare chance to own a versatile, income-generating property in a prime location! \$449,900

Built in 1981

## **Essential Information**

MLS® # E4449053 Price \$449,900

Bedrooms 5
Bathrooms 2.00







Full Baths 2

Square Footage 1,162
Acres 0.00

Year Built 1981

Type Single Family Sub-Type Half Duplex

Style Bi-Level

Status Active

## **Community Information**

Address 12414 112 Avenue

Area Edmonton

Subdivision Inglewood (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T5M 2S9

## **Amenities**

Amenities Parking-Extra

Parking Spaces 8

Parking Heated, Insulated, Over Sized, Triple Garage Detached

Interior

Appliances Dishwasher-Built-In, Garage Opener, Hood Fan, Microwave Hood Fan,

Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stucco

Exterior Features Back Lane, Corner Lot, Fenced, Low Maintenance Landscape

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed July 22nd, 2025

Days on Market 101

Zoning Zone 07

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