

## \$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

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 27

Zoning Zone 09

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