

# \$1,095,000 - 12514/16 114 Avenue, Edmonton

MLS® #E4432706

**\$1,095,000**

5 Bedroom, 3.50 Bathroom, 2,836 sqft  
Single Family on 0.00 Acres

Inglewood (Edmonton), Edmonton, AB

**!! INVESTOR ALERT!! ENTIRE BUILDING, 2 DUPLEXES WITH 2 BASEMENT SUITES. 4 LEGAL UNITS TOTAL ON ONE TITLE.** This beautiful property, side by side duplexes over 1,400 sq.ft., main floor of each unit comes with living room, kitchen, office and 2 pce bathroom. Second floor of each unit has 3 bedrooms , laundry and 2 full bathrooms. Legal basement suites on each side has family room, kitchen 2 bedrooms, laundry and full bathroom. Fully upgraded units with luxury vinyl plank and tile flooring, upgraded kitchen cabinets, quartz counter tops, tilesplash. The site will be fully landscaped, situated on a corner lot. Close to all amenities, schools, public transportation, Grant Macewan and NAIT as well as a short drive over the river to the University of Alberta. This property is ideal for investment catering to all walks of life, families, students, working professionals. ESTIMATED COMPLETION DATE JULY 2025.



Built in 2025

## Essential Information

MLS® #	E4432706
Price	\$1,095,000
Bedrooms	5
Bathrooms	3.50

Full Baths	3
Half Baths	1
Square Footage	2,836
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	4PLEX
Style	2 Storey
Status	Active

### Community Information

Address	12514/16 114 Avenue
Area	Edmonton
Subdivision	Inglewood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 2X6

### Amenities

Amenities	No Animal Home, No Smoking Home
Parking	Stall, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            April 25th, 2025  
Days on Market      91  
Zoning                 Zone 07

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Listing information last updated on July 25th, 2025 at 8:33am MDT