

## \$495,000 - 7915 112s Avenue, Edmonton

MLS® #E4449573

**\$495,000**

3 Bedroom, 2.00 Bathroom, 1,237 sqft

Single Family on 0.00 Acres

Cromdale, Edmonton, AB

Fabulous location backing southwest onto the Kinnaird Ravine! Just minutes from downtown. Huge pie shaped lot is over 9000 square feet and is subdividable. Tons of character and charm in this spacious home, including 10 foot ceilings, hardwood flooring and many intricate nooks and crannies. Very solid home has been well maintained over the years including windows, shingles and more. Tons of parking, 60 foot driveway, single attached garage, on street and back lane access. The seller is in the process of packing, so please look past that part. Super property, super buy! Location, location, location!

Built in 1923

### Essential Information

MLS® #	E4449573
Price	\$495,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,237
Acres	0.00
Year Built	1923
Type	Single Family
Sub-Type	Detached Single Family



Style	Bungalow
Status	Active

### Community Information

Address	7915 112s Avenue
Area	Edmonton
Subdivision	Cromdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 0H6

### Amenities

Amenities	Front Porch, No Animal Home, No Smoking Home, Vinyl Windows
Parking	Single Garage Attached

### Interior

Appliances	Dishwasher-Portable, Stove-Electric, Window Coverings
Heating	Hot Water, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Metal
Exterior Features	Backs Onto Park/Trees, Fruit Trees/Shrubs, Golf Nearby, Park/Reserve, Ravine View, Subdividable Lot, See Remarks
Lot Description	22.8 at back
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 23rd, 2025
Days on Market	5
Zoning	Zone 09

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