# \$739,900 - 7731 112s Avenue, Edmonton

MLS® #E4432161

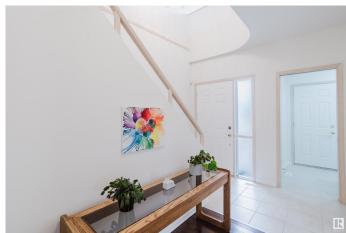
# \$739,900

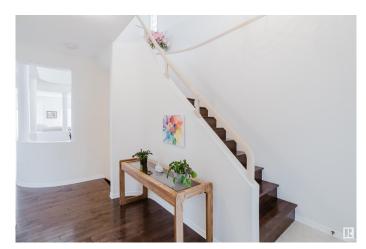
3 Bedroom, 2.50 Bathroom, 2,304 sqft Single Family on 0.00 Acres

Cromdale, Edmonton, AB

This Stunning 2Story offers 2300+sqft, 3Beds, 2.5Baths & an Open Concept Kitchen/Living area with dble garden doors (w/Phantom sliding screens) leading to a South facing Deck (25'wide) with views Backing onto Ravine & making for an excellent extension of living space. The King-Sized Primary Bedroom boasts a W/I closet & 4pce Spa like Ensuite w/jetted soaker tub. Additional highlights include main floor laundry, Cdn Maple Hardwood floors, Hunter Douglas Blinds & gas fireplace in living room. The 2nd floor entertaining area is perfect for large celebrations or intimate wine tastings. Adding more value are Triple Pane windows (2020), Newer Furnace & A/C (2020), Newer Eaves w/Gutter Guards, & Dble front Attached Garage w/pull-down ladder attic storage. The unspoiled basement(over 1200sqft)with R/I bath plumbing awaits your dream design. Close proximity to Parks, Schools, Shopping, Restaurants, Public Transit/LRT, & Mins to Dntn, Wayne Gretzky Dr & Yellowhead ensures a sound investment! REWARD YOURSELF TODAY!







Built in 1994

# **Essential Information**

MLS® # E4432161 Price \$739,900 Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 2,304

Acres 0.00

Year Built 1994

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 7731 112s Avenue

Area Edmonton
Subdivision Cromdale
City Edmonton
County ALBERTA

Province AB

Postal Code T5B 0H5

#### **Amenities**

Amenities On Street Parking, Air Conditioner, Bar, Deck, No Animal Home, No

Smoking Home, Vinyl Windows, See Remarks, Natural Gas BBQ

Hookup

Parking Spaces 4

Parking Double Garage Attached

# Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener,

Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer,

Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Mantel, Tile Surround

Stories 2

Has Basement Yes

Basement Full, Unfinished

## **Exterior**

Exterior Wood, Stucco

Exterior Features Fenced, Golf Nearby, Landscaped, No Back Lane, Park/Reserve,

Playground Nearby, Public Transportation, Ravine View, River Valley

View, Schools, Shopping Nearby, View Downtown

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

## **Additional Information**

Date Listed April 23rd, 2025

Days on Market 9

Zoning Zone 09

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 9:31pm MDT