

## \$465,000 - 12414 112 Avenue, Edmonton

MLS® #E4449053

**\$465,000**

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 crane—ideal for mechanics, hobbyists, or business owners. Don't miss this rare chance to own a versatile, income-generating property in a prime location!

Built in 1981

### Essential Information

MLS® #	E4449053
Price	\$465,000
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 57

Zoning Zone 07

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