

## \$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 | 14              |
| Zoning         | Zone 09         |

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Listing information last updated on August 6th, 2025 at 7:02pm MDT