

\$384,900 - 7817 112s Avenue, Edmonton

MLS® #E4426716

\$384,900

3 Bedroom, 2.00 Bathroom, 1,180 sqft
Single Family on 0.00 Acres

Cromdale, Edmonton, AB

Fantastic investment opportunity in the desirable community of Cromdale! This charming 1.5-storey home offers 1,179 sq. ft. of inviting living space and backs onto the serene Kinnaird Ravine, providing peaceful, treed views right in the city. Inside, you'll find 3 bedrooms + 2 full bathrooms. Just over \$20,000 of some upgrades add peace of mind, including weeping tile, newer gutters, roof, and hot water tank. The low-maintenance backyard is perfect for relaxing or entertaining, with a patio and double detached garage, walk out your back yard right to the Ravine. The lot measures 10.1m x 36.5m (367.49 sq.m) and holds fantastic redevelopment potential. Enjoy unbeatable convenience – minutes from downtown, the river valley trail system, schools, shopping, and public transit. Whether you're a first-time buyer, savvy investor, or simply looking for a tranquil home in an ideal location, this property offers exceptional value and opportunity!

Built in 1926

Essential Information

MLS® #	E4426716
Price	\$384,900
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,180
Acres	0.00
Year Built	1926
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	7817 112s Avenue
Area	Edmonton
Subdivision	Cromdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 0H6

Amenities

Amenities	Off Street Parking, On Street Parking, Detectors Smoke
Parking Spaces	6
Parking	Double Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape, No Back Lane, Public Transportation, Ravine View, Schools, Shopping Nearby
Lot Description	10.1 x 36.5
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	March 20th, 2025
Days on Market	38
Zoning	Zone 09

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