

## \$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 14

Zoning Zone 07

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Listing information last updated on August 5th, 2025 at 10:32am MDT