

## \$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	7
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 April 30th, 2025 at 12:17pm MDT