

# \$1,249,900 - 7707 112s Avenue, Edmonton

MLS® #E4442227

**\$1,249,900**

4 Bedroom, 2.50 Bathroom, 3,083 sqft

Single Family on 0.00 Acres

Cromdale, Edmonton, AB

Welcome to this ravine-facing luxury home in Cromdale, where panoramic park and ravine views meet refined interior design. Bathed in natural light from both the north and south, this elegant residence features engineered hardwood, a cozy gas fireplace, and a chef's kitchen with quartzite backsplash, pot filler, walnut cabinets, and a striking waterfall island. Upstairs, find three spacious bedrooms, including a primary suite with a spa-like ensuite, walk-in closet, and built-in coffee bar. The vaulted loft opens to a rooftop patio with sweeping downtown views. A fourth bedroom and laundry await in the partially finished basement. Enjoy a Polyuria patio off the kitchen, full stucco and brick exterior, and a brand new double garage currently under construction—a rare bonus in this location. With unmatched views, timeless design, and thoughtful upgrades throughout, this home offers serenity, sophistication, and city living at its finest.

Built in 2020

## Essential Information

MLS® #	E4442227
Price	\$1,249,900
Bedrooms	4
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	3,083
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 and Half Storey
Status	Active

### Community Information

Address	7707 112s Avenue
Area	Edmonton
Subdivision	Cromdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 0H5

### Amenities

Amenities	On Street Parking, Air Conditioner, Bar, Carbon Monoxide Detectors, Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls-2"x6", Hot Water Natural Gas, Insulation-Upgraded, Low Flow Faucets/Shower, Patio, Smart/Program. Thermostat, Vaulted Ceiling, Vinyl Windows, Wet Bar, Infill Property, HRV System
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Backs Onto Park/Trees, Fruit Trees/Shrubs, Golf Nearby,

Park/Reserve, Partially Landscaped, Playground Nearby, Public Transportation, Ravine View, River Valley View, Schools, Shopping Nearby, Treed Lot, View City, View Downtown

Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 13th, 2025
Days on Market	14
Zoning	Zone 09

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