

## \$305,000 - 7611 112s Avenue, Edmonton

MLS® #E4453418

**\$305,000**

4 Bedroom, 1.50 Bathroom, 743 sqft

Single Family on 0.00 Acres

Cromdale, Edmonton, AB

Live, work & play from home in Edmonton's Oldest River Valley neighborhood of Cromdale! Central location, surrounded by Urban green space, this Charming 2 bdrm, 1.5 bath Character home is located on a mature tree lined street. Easy access to RIVER VALLEY TRAILS -Perfect for outdoor enthusiasts. Steps to Borden Park, Concordia University & Ada Blvd. Endless scenic walks & river valley views. Perfect starter home, or investment. This home boasts original 40's details throughout the MF, arched hallways, coved ceilings, glass handle doors & gleaming hardwood are some of the quaint features of this bright sunny home. Bsmt is FF & ready for your updates/touches to make it warm and cozy! Also, a 2 pce bath, laundry & 3rd den, or crafts room with a large closet. Fenced yard is ready for a gardener's touch with SW exposure. Single det garage. Extra parking/space for your RV/Toys. Amenities just minutes away, sports facilities, groceries, food services LRT & DT.

Built in 1941

### Essential Information

MLS® # E4453418

Price \$305,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 743                    |
| Acres          | 0.00                   |
| Year Built     | 1941                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 7611 112s Avenue |
| Area        | Edmonton         |
| Subdivision | Cromdale         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5B 0H4          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | No Smoking Home        |
| Parking   | Single Garage Detached |

### Interior

|              |                                                                          |
|--------------|--------------------------------------------------------------------------|
| Appliances   | Dryer, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                |
| Stories      | 2                                                                        |
| Has Basement | Yes                                                                      |
| Basement     | Full, Finished                                                           |

### Exterior

|                   |                                                                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                                                        |
| Exterior Features | Back Lane, Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                                    |
| Construction      | Wood, Stucco                                                                                                                                                                        |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 16th, 2025

Days on Market                34

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 September 19th, 2025 at 1:17am MDT