

## \$429,900 - 6705 112 Avenue, Edmonton

MLS® #E4427548

**\$429,900**

3 Bedroom, 2.00 Bathroom, 775 sqft

Single Family on 0.00 Acres

Bellevue, Edmonton, AB

Here is a tidy gem of a house, nestled in a massive corner lot in Bellvue. Youâ€™ll love this location, a short walk from trendy shops, the river valley, with bus stops readily available. Just off the Capilano, to get anywhere in the city fast. The 1945 house has been completely updated with modern windows, doors, siding, but keeping the hardwood floors and all the charm. On the main floor youâ€™ll find living and dining rooms and a kitchen with butcher block cabinetry, and two surprisingly spacious bedrooms and a full bathroom. The separate entrance leads downstairs to a common laundry room, then an inlaw suite with full kitchen, living room, bathroom and a bedroom. The original brick single garage has so much potential as a work space/man cave/she shed, and shelters a cozy private deck with retractable awning. The large lot offers yard space on three sides, yet there are also three parking spots! With RM h16 zoning, this property offers solid investment potential as well as a beautiful place to live.

Built in 1945

### Essential Information

MLS® # E4427548

Price \$429,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 775                    |
| Acres          | 0.00                   |
| Year Built     | 1945                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 6705 112 Avenue |
| Area        | Edmonton        |
| Subdivision | Bellevue        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 0C6         |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking   | 2 Outdoor Stalls, Single Garage Detached, Stall                             |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dishwasher-Portable, Dryer, Oven-Microwave, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Corner Lot, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 26th, 2025 |
| Days on Market | 39               |
| Zoning         | Zone 09          |

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