

# \$749,900 - 12811 113 Avenue, Edmonton

MLS® #E4423218

**\$749,900**

4 Bedroom, 2.50 Bathroom, 2,336 sqft  
Single Family on 0.00 Acres

Inglewood (Edmonton), Edmonton, AB

Expect to be impressed, 2335 sq ft 2 storey in the heart of Inglewood, 39 FT LOT, not your typical infill. Roomy floor plan, features 9 ft ceiling, large foyer, 15ft wide living area, formal & roomy dining room, chef kitchen w/soft close cabinetry & 7 ft island w/eating bar, quartz counters. complemented w/a 4th bdrm/office and a main floor bath. On the upper level you'll find a family room and 3 bdrms, a 15 x 12 primary bedroom complete w/6 pce ensuite and a very generous walk-in closet. Lower level is pre-planned for a complete 2 bdrm suite, large window and 9 ft ceiling. 16 x 10 rear deck, a triple 30 x 22 garage with 9 ft ceiling, 8 ft door complete with its own 200 amp panel for future electric plug in or shop. Energy saving features like R40 exterior walls, R80 ceiling insulation, Energy recovery thermos drain, LED lighting, 80% are pot lights, 96% fuel efficiency furnace, tankless hot water. Fully fenced and landscaped. Easy access to shopping, 1 bus to city center and University. Don't miss it.

Built in 2022

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4423218  |
| Price    | \$749,900 |
| Bedrooms | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,336                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 12811 113 Avenue     |
| Area        | Edmonton             |
| Subdivision | Inglewood (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5M 2W6              |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Instant, Hot Water Tankless, Insulation-Upgraded, Vinyl Windows, Infill Property, Exterior Walls 2"x8", Heat Exchanger |
| Parking Spaces | 3  |
| Parking        | Triple Garage Detached   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, See Remarks  |
| Exterior Features | Back Lane, Fenced, Low Maintenance Landscape, Playground Nearby, |

Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles  
Construction Wood, See Remarks  
Foundation Concrete Perimeter

**Additional Information**

Date Listed February 26th, 2025  
Days on Market 45  
Zoning Zone 07

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Listing information last updated on April 12th, 2025 at 5:17am MDT