# \$1,095,000 - 12514/16 114 Avenue, Edmonton

MLS® #E4432706

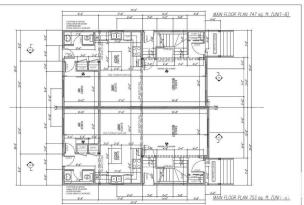
#### \$1,095,000

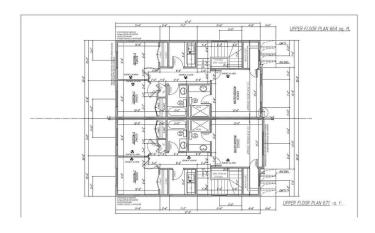
5 Bedroom, 3.50 Bathroom, 2,836 sqft Single Family on 0.00 Acres

Inglewood (Edmonton), Edmonton, AB

!! INVESTOR ALERT!! ENTIRE BUILDING, 2 **DUPLEXES WITH 2 BASEMENT SUITES. 4** LEGAL UNITS TOTAL ON ONE TITLE. This beautiful property, side by side duplexes over 1,400 sq.ft., main floor of each unit comes with living room, kitchen, office and 2 pce bathroom. Second floor of each unit has 3 bedrooms, laundry and 2 full bathrooms. Legal basement suites on each side has family room, kitchen 2 bedrooms, laundry and full bathroom. Fully upgraded units with luxury vinyl plank and tile flooring, upgraded kitchen cabinets, quartz counter tops, tilesplash. The site will be fully landscaped, situated on a corner lot. Close to all amenities, schools, public transportation, Grant Macewan and NAIT as well as a short drive over the river to the University of Alberta. This property is ideal for investment catering to all walks of life, families, students, working professionals. **ESTIMATED COMPLETION DATE JULY** 2025.







Built in 2025

#### **Essential Information**

MLS® # E4432706 Price \$1,095,000

Bedrooms 5 Bathrooms 3.50 Full Baths 3
Half Baths 1

Square Footage 2,836 Acres 0.00 Year Built 2025

Type Single Family

Sub-Type 4PLEX
Style 2 Storey
Status Active

# **Community Information**

Address 12514/16 114 Avenue

Area Edmonton

Subdivision Inglewood (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T5M 2X6

#### **Amenities**

Amenities No Animal Home, No Smoking Home

Parking Stall, See Remarks

#### Interior

Interior Features ensuite bathroom

Appliances See Remarks

Heating Forced Air-2, Natural Gas

Stories 3
Has Suite Yes
Has Basement Yes

Basement Full, Finished

### **Exterior**

Exterior Wood, Vinyl

Exterior Features Corner Lot, Landscaped, Public Transportation, Schools, Shopping

Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed April 25th, 2025

Zoning Zone 07

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 25th, 2025 at 5:02pm MDT