

## \$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	59
Zoning	Zone 07

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Listing information last updated on April 26th, 2025 at 4:32am MDT