

## \$254,900 - 8914 112 Avenue, Edmonton

MLS® #E4452057

**\$254,900**

3 Bedroom, 2.00 Bathroom, 728 sqft

Single Family on 0.00 Acres

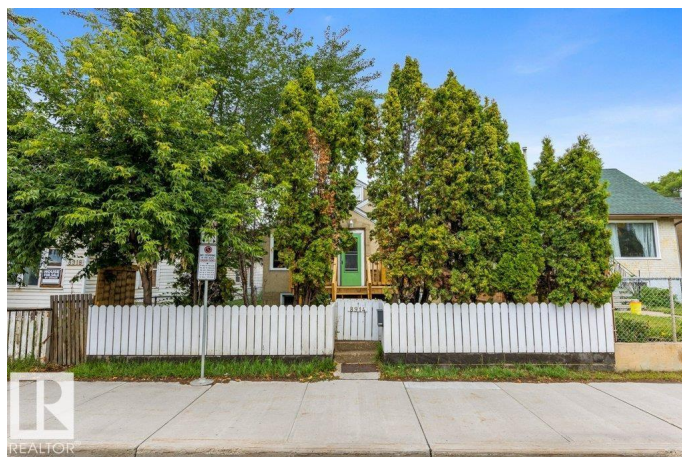
Alberta Avenue, Edmonton, AB

Cute as a button and full of character, this Alberta Avenue gem is perfect for first-time buyers or investors! The cozy, south-facing living room features 3 large windows, new vinyl plank flooring, and a decorative fireplace with mantle. The spacious kitchen offers plenty of cabinets, room for a dining table, and views of the private, fully fenced yard with large deck and single garage. The partly finished basement includes a 3rd bedroom, 3pc bath, laundry area, and large utility room. Recent updates: vinyl plank flooring throughout main floor, new front steps/deck, new washer & electric dryer, dishwasher, updated cupboards, full interior paint, fencing, and landscaping. Major upgrades: furnace & HWT (2016), shingles (2019), some windows (2021), 100 amp panel, and waterline replacement (2021). Close to downtown, River Valley, shopping, and transit!

Built in 1945

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4452057  |
| Price          | \$254,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 728       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1945                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 1 and Half Storey      |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8914 112 Avenue |
| Area        | Edmonton        |
| Subdivision | Alberta Avenue  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 0G9         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, See Remarks      |
| Parking   | Single Garage Detached |

### Interior

|              |                                                                               |
|--------------|-------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, See Remarks |
| Heating      | Forced Air-1, Natural Gas                                                     |
| Stories      | 3                                                                             |
| Has Basement | Yes                                                                           |
| Basement     | Full, Partially Finished                                                      |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                        |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                    |
| Construction      | Wood, Stucco                                                                                        |
| Foundation        | Concrete Perimeter                                                                                  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 20               |

Zoning

Zone 05

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Listing information last updated on August 28th, 2025 at 6:32pm MDT