

\$465,000 - 12414 112 Avenue, Edmonton

MLS® #E4449053

\$465,000

5 Bedroom, 2.00 Bathroom, 1,162 sqft
Single Family on 0.00 Acres

Inglewood (Edmonton), Edmonton, AB

Discover this charming half duplex at 12414 112 Ave NW, ideally situated on a corner lot in the heart of Inglewood. With the unique option to purchase the attached duplex, (E4449051) this is a golden opportunity for investors or multi-generational families! Each unit boasts 3 spacious bedrooms, a bright living room, and an good sized kitchen. The main floor features a full bath and convenient laundry, with minor updates needed to build instant sweat equity. The beautifully renovated basement offers an in-law/nanny suite with a second kitchen, cozy living room, 2 bedrooms, a 4-piece bath, laundry, and a separate entrance. The standout feature? A massive 32' x 28' detached, heated triple garage with radiant heat, 10 ft and 12 ft overhead doors, and a fully operational 1-ton JIB crane—ideal for mechanics, hobbyists, or business owners. Don't miss this rare chance to own a versatile, income-generating property in a prime location!

Built in 1981

Essential Information

MLS® #	E4449053
Price	\$465,000
Bedrooms	5
Bathrooms	2.00



Full Baths	2
Square Footage	1,162
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Half Duplex
Style	Bi-Level
Status	Active

Community Information

Address	12414 112 Avenue
Area	Edmonton
Subdivision	Inglewood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 2S9

Amenities

Amenities	Parking-Extra
Parking Spaces	8
Parking	Heated, Insulated, Over Sized, Triple Garage Detached

Interior

Appliances	Dishwasher-Built-In, Garage Opener, Hood Fan, Microwave Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Corner Lot, Fenced, Low Maintenance Landscape
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed July 22nd, 2025

Days on Market 15

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 August 6th, 2025 at 7:47pm MDT