

\$305,000 - 7611 112s Avenue, Edmonton

MLS® #E4453418

\$305,000

4 Bedroom, 1.50 Bathroom, 743 sqft

Single Family on 0.00 Acres

Cromdale, Edmonton, AB

Live, work & play from home in Edmonton's Oldest River Valley neighborhood of Cromdale! Central location, surrounded by Urban green space, this Charming 2 bdrm, 1.5 bath Character home is located on a mature tree lined street. Easy access to RIVER VALLEY TRAILS -Perfect for outdoor enthusiasts. Steps to Borden Park, Concordia University & Ada Blvd. Endless scenic walks & river valley views. Perfect starter home, or investment. This home boasts original 40's details throughout the MF, arched hallways, coved ceilings, glass handle doors & gleaming hardwood are some of the quaint features of this bright sunny home. Bsmt is FF & ready for your updates/touches to make it warm and cozy! Also, a 2 pce bath, laundry & 3rd den, or crafts room with a large closet. Fenced yard is ready for a gardener's touch with SW exposure. Single det garage. Extra parking/space for your RV/Toys. Amenities just minutes away, sports facilities, groceries, food services LRT & DT.

Built in 1941

Essential Information

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Price \$305,000

Bedrooms 4



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	743
Acres	0.00
Year Built	1941
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	7611 112s Avenue
Area	Edmonton
Subdivision	Cromdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 0H4

Amenities

Amenities	No Smoking Home
Parking	Single Garage Detached

Interior

Appliances	Dryer, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation Concrete Perimeter

Additional Information

Date Listed August 16th, 2025

Days on Market 71

Zoning Zone 09

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