

Courtesy Of Theryn E Mills Of Real Broker

\$455,000 - 6705 112 Avenue, Edmonton

MLS® #E4427548

\$455,000

3 Bedroom, 2.00 Bathroom, 775 sqft
Single Family on 0.00 Acres

Bellevue, Edmonton, AB

Here is a tidy gem of a house, nestled in a massive corner lot in Bellvue. Youâ€™ll love this location, a short walk from trendy shops, the river valley, with bus stops readily available. Just off the Capilano, to get anywhere in the city fast. The 1945 house has been completely updated with modern windows, doors, siding, but keeping the hardwood floors and all the charm. On the main floor youâ€™ll find living and dining rooms and a kitchen with butcher block cabinetry, and two surprisingly spacious bedrooms and a full bathroom. The separate entrance leads downstairs to a common laundry room, then an inlaw suite with full kitchen, living room, bathroom and a bedroom. The original brick single garage has so much potential as a work space/man cave/she shed, and shelters a cozy private deck with retractable awning. The large lot offers yard space on three sides, yet there are also three parking spots! With RM h16 zoning, this property offers solid investment potential as well as a beautiful place to live.

Built in 1945

Essential Information

| | |
|--------|-----------|
| MLS® # | E4427548 |
| Price | \$455,000 |



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 775 |
| Acres | 0.00 |
| Year Built | 1945 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 6705 112 Avenue |
| Area | Edmonton |
| Subdivision | Bellevue |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5B 0C6 |

Amenities

| | |
|-----------|---|
| Amenities | Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking | 2 Outdoor Stalls, Single Garage Detached, Stall |

Interior

| | |
|--------------|---|
| Appliances | Dishwasher-Built-In, Dishwasher-Portable, Dryer, Oven-Microwave, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Corner Lot, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |

Construction Wood, Vinyl
Foundation Concrete Perimeter

Additional Information

Date Listed March 26th, 2025
Days on Market 10
Zoning Zone 09

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 4th, 2025 at 10:17pm MDT