

## \$445,000 - 6705 112 Avenue, Edmonton

MLS® #E4427548

**\$445,000**

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 \$445,000



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	23
Zoning	Zone 09

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