

## **\$1,095,000 - 12514 114 Avenue, Edmonton**

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MLS® #E4456693

**\$1,095,000**

5 Bedroom, 7.00 Bathroom, 2,836 sqft

Single Family on 0.00 Acres

Inglewood (Edmonton), Edmonton, AB

**!! INVESTOR ALERT!! ENTIRE BUILDING, 2 DUPLEXES WITH 2 BASEMENT SUITES. 4 LEGAL UNITS TOTAL ON ONE TITLE.** This beautiful property, side by side duplexes over 1,400 sq.ft., main floor of each unit comes with living room, kitchen, office and 2 pce bathroom. Second floor of each unit has 3 bedrooms , laundry and 2 full bathrooms. Legal basement suites on each side has family room, kitchen 2 bedrooms, laundry and full bathroom. Fully upgraded units with luxury vinyl plank and tile flooring, upgraded kitchen cabinets, quartz counter tops, tilesplash. The site will be fully landscaped, situated on a corner lot. Close to all amenities, schools, public transportation, Grant Macewan and NAIT as well as a short drive over the river to the University of Alberta. This property is ideal for investment catering to all walks of life, families, students, working professionals. **ESTIMATED COMPLETION DATE October 2025.**



Built in 2025

### **Essential Information**

|           |             |
|-----------|-------------|
| MLS® #    | E4456693    |
| Price     | \$1,095,000 |
| Bedrooms  | 5           |
| Bathrooms | 7.00        |

|                |               |
|----------------|---------------|
| Full Baths     | 6             |
| Half Baths     | 2             |
| Square Footage | 2,836         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | 4PLEX         |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 12514 114 Avenue     |
| Area        | Edmonton             |
| Subdivision | Inglewood (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5M 2X6              |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | Ceiling 9 ft., Infill Property |
| Parking   | Parking Pad Cement/Paved       |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 3                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                    |
| Exterior Features | Corner Lot, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                               |
| Construction      | Wood, Vinyl                                                                                    |
| Foundation        | Concrete Perimeter                                                                             |

### Additional Information

Date Listed September 8th, 2025

Days on Market 32

Zoning Zone 07

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Listing information last updated on October 10th, 2025 at 8:47am MDT