

## **\$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       | Duplex Side By Side |
| 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 Suite         | Yes                       |
| 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      57  
Zoning                Zone 07

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