

# \$1,095,000 - 12514/16 114 Avenue, Edmonton

MLS® #E4432706

**\$1,095,000**

5 Bedroom, 3.50 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 JULY 2025.



Built in 2025

## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | E4432706    |
| Price     | \$1,095,000 |
| Bedrooms  | 5           |
| Bathrooms | 3.50        |

|                |               |
|----------------|---------------|
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 2,836         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | 4PLEX         |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 12514/16 114 Avenue  |
| Area        | Edmonton             |
| Subdivision | Inglewood (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5M 2X6              |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | Stall, See Remarks              |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-2, Natural Gas |
| Stories           | 3                         |
| Has Suite         | Yes                       |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

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

**Additional Information**

Date Listed            April 25th, 2025  
Days on Market      50  
Zoning                Zone 07

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