

## **\$699,000 - 2303 112a Street, Edmonton**

MLS® #E4433922

**\$699,000**

5 Bedroom, 3.00 Bathroom, 1,739 sqft

Single Family on 0.00 Acres

Blue Quill, Edmonton, AB

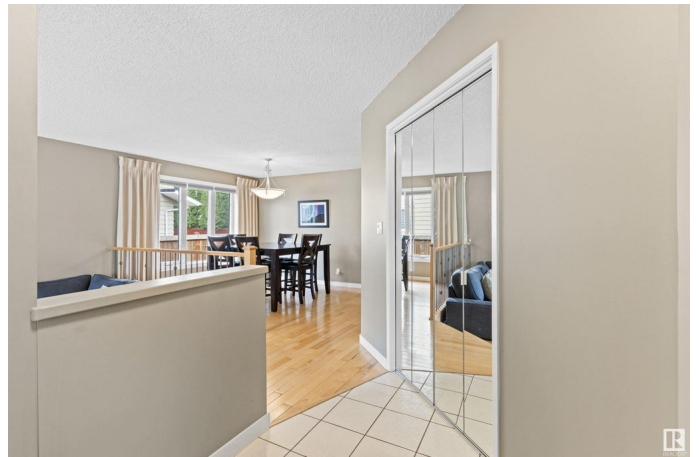
Welcome to the family friendly neighborhood of Blue Quill & this wonderful 1739â€™™ bungalow located on a massive 8670â€™™ lot. This home is perfect for a large active family w/3 main floor & 2 extra large lower-level BDRMS. Formal living & dining rooms are great for entertaining, & the large breakfast nook & family room are perfect for childrenâ€™™s activities. Gorgeous antique white kitchen cabinetry is beautifully accented w/granite counters. Take the games outside in the yard thatâ€™™s big enough for any sport & fire up the bar-b-q on the large deck. Along w/the 2 BDRMS the LL has a huge RR w/ a wet bar, a flex space, a 3-pce bath & extra-large storage area. Recent upgrades include shingles, N & S fences, LR & DR blinds, washer/dryer/dishwasher/HWT & some windows. Completing this package is the main floor laundry & a large double attached garage. Walking distance to the LRT & located close to schools, restaurants, shopping & w/quick access to the Henday & YEG, this immaculate home is a must to consider.

Built in 1979

### **Essential Information**

MLS® # E4433922

Price \$699,000



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,739
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	2303 112a Street
Area	Edmonton
Subdivision	Blue Quill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 4X6

### **Amenities**

Amenities	Wet Bar
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick
----------	-------------

Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

### **School Information**

Elementary	Sweet Grass Elementary
Middle	Vernon Barford
High	Harrly Ainlay

### **Additional Information**

Date Listed	May 1st, 2025
Days on Market	11
Zoning	Zone 16

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 May 11th, 2025 at 11:02pm MDT