

## \$675,000 - 2319 112a Street, Edmonton

MLS® #E4452998

**\$675,000**

6 Bedroom, 3.50 Bathroom, 2,847 sqft

Single Family on 0.00 Acres

Blue Quill, Edmonton, AB

Looking for a home for your large family? This immaculate nearly 3000 sq. ft. property in Blue Quill offers 6 bedrooms, 3.5 bathrooms, and two master ensuites. It also has a main floor bedroom & wheelchair accessible bathroom with barrier free shower. The dual air-conditioned home has been meticulously maintained and features recent upgrades, including newer furnaces and AC units, stainless steel appliances, modern light fixtures, new windows and patio doors, updated carpets, and renovated kitchen and baths. Oversized double garage. A spacious balcony off the master ensuite is perfect for your morning coffee. Large unfinished basement ready for your own custom development. Walk to Century Park LRT, with schools, shopping, YMCA, and public transit nearby. Easy access to the Anthony Henday. A perfect combination of space, comfort, and convenience! Accepting offers until 700pm, Sunday, 17 August.

Built in 1980

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4452998  |
| Price     | \$675,000 |
| Bedrooms  | 6         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,847                  |
| Acres          | 0.00                   |
| Year Built     | 1980                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 2319 112a Street |
| Area        | Edmonton         |
| Subdivision | Blue Quill       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6J 4X6          |

### Amenities

|           |                                                                              |
|-----------|------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Hot Water Natural Gas, No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Attached                                                       |

### Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas                                                                                   |
| Fireplace         | Yes                                                                                                         |
| Fireplaces        | Brick Facing                                                                                                |
| Stories           | 2                                                                                                           |
| Has Basement      | Yes                                                                                                         |
| Basement          | Full, Unfinished                                                                                            |

### Exterior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Metal                                                                                                                |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill |

|              |                    |
|--------------|--------------------|
|              | Nearby             |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Metal |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                        |
|------------|------------------------|
| Elementary | Sweetgrass, St Theresa |
| Middle     | Vernon Barford         |
| High       | Harry Ainlay           |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 6                 |
| Zoning         | Zone 16           |

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Listing information last updated on August 20th, 2025 at 3:32pm MDT