

# \$525,000 - 11912 140 Avenue, Edmonton

MLS® #E4417755

**\$525,000**

5 Bedroom, 2.00 Bathroom, 1,047 sqft  
Single Family on 0.00 Acres

Carlisle, Edmonton, AB

ROI! Excellent revenue property with two legal suites! Or multifamily living! Is your GROWING family SEARCHING for the perfect, substantially RENOVATED, FIVE BEDROOM (plus den) home with a fantastic location? Your search is over! Boasting over 1925' of finished living space, this large family, or revenue home is close to schools, parks, shopping, and quick access to the Yellowhead. Thinking two locations for that large family to hang out? Relax in the large living room up, or enjoy the cozy family room in the lower level. The kitchen, dining and living room flow beautifully, perfect for entertaining! 3 bedrooms up, laundry and a 4pc bath. The lower level is fully finished with a a bonus 2nd kitchen, laundry, family room, 2 bedrooms and & a 4 piece bath. This versatile home also features a separate entrance and could be used as a mortgage helper, or rent out both, as revenue income. ACT NOW, this place FEELS like HOME!

Built in 1982

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4417755  |
| Price      | \$525,000 |
| Bedrooms   | 5         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,047                  |
| Acres          | 0.00                   |
| Year Built     | 1982                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 11912 140 Avenue |
| Area        | Edmonton         |
| Subdivision | Carlisle         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 5K1          |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Off Street Parking, On Street Parking, Closet Organizers, Parking-Visitor, Vinyl Windows |
| Parking   | Front Drive Access, Parking Pad Cement/Paved   |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Oven-Microwave, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating      | Forced Air-1, Forced Air-2, Natural Gas  |
| Stories      | 4  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco, Vinyl   |
| Exterior Features | Flat Site, Landscaped, Playground Nearby, Public Transportation |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco, Vinyl   |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|             |                    |
|-------------|--------------------|
| Date Listed | January 12th, 2025 |
|-------------|--------------------|

Days on Market 85

Zoning Zone 27

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