

## \$400,000 - 12508 116 Avenue, Edmonton

MLS® #E4425359

**\$400,000**

2 Bedroom, 2.50 Bathroom, 1,447 sqft  
Condo / Townhouse on 0.00 Acres

Inglewood (Edmonton), Edmonton, AB

Situated in the heart of Inglewood sits this beautiful 2.5 storey that over looks a park and is minutes to the Downtown core. This 2 bedroom, 2.5 bathroom property offers a super functional layout with beautiful design elements throughout and a rooftop patio. The main level boasts a living room with gas fireplace, generous sized dining area and the perfect kitchen that comes fully equipped with stainless steel appliances and complimented with quartz countertops. The main level offers laminate flooring throughout, includes the laundry area and half bath. The 2nd level is where you will find 2 huge primary bedrooms that include their own ensuites and walk-in closets. One more level up takes you to the massive half storey that can be used in so many ways and includes its own south facing private balcony overlooking the beautiful landscape. This property includes an unspoiled basement with a separate entrance for those looking to add a suite, a single detached garage and is managed very well.

Built in 2015

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4425359  |
| Price    | \$400,000 |
| Bedrooms | 2         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,447             |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 and Half Storey |
| Status         | Active            |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 12508 116 Avenue     |
| Area        | Edmonton             |
| Subdivision | Inglewood (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5M 0N4              |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | Rooftop Deck/Patio     |
| Parking   | Single Garage Detached |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Direct Vent   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                        |
|------------|------------------------|
| Elementary | Inglewood School       |
| Middle     | Westmount Junior High  |
| High       | Inner City High School |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 12th, 2025 |
| Days on Market | 2                |
| Zoning         | Zone 07          |
| Condo Fee      | \$200            |

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Listing information last updated on March 14th, 2025 at 4:32am MDT