

# \$1,249,900 - 7707 112s Avenue, Edmonton

MLS® #E4442227

**\$1,249,900**

4 Bedroom, 2.50 Bathroom, 3,083 sqft

Single Family on 0.00 Acres

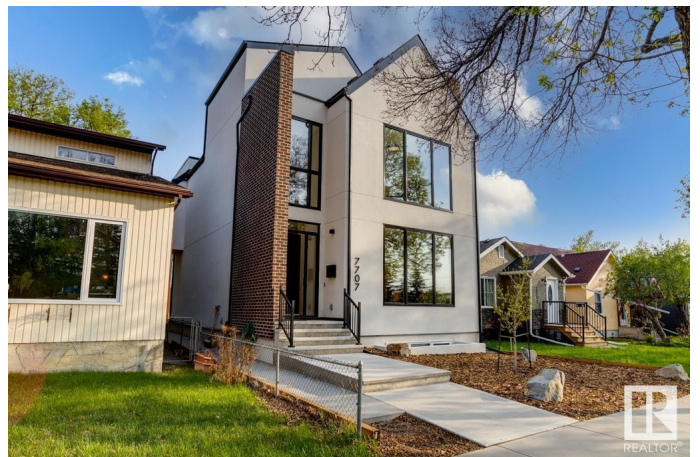
Cromdale, Edmonton, AB

Welcome to this ravine-facing luxury home in Cromdale, where panoramic park and ravine views meet refined interior design. Bathed in natural light from both the north and south, this elegant residence features engineered hardwood, a cozy gas fireplace, and a chef's kitchen with quartzite backsplash, pot filler, walnut cabinets, and a striking waterfall island. Upstairs, find three spacious bedrooms, including a primary suite with a spa-like ensuite, walk-in closet, and built-in coffee bar. The vaulted loft opens to a rooftop patio with sweeping downtown views. A fourth bedroom and laundry await in the partially finished basement. Enjoy a Polyuria patio off the kitchen, full stucco and brick exterior, and a brand new double garage currently under construction—a rare bonus in this location. With unmatched views, timeless design, and thoughtful upgrades throughout, this home offers serenity, sophistication, and city living at its finest.

Built in 2020

## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | E4442227    |
| Price     | \$1,249,900 |
| Bedrooms  | 4           |
| Bathrooms | 2.50        |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 3,083                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 7707 112s Avenue |
| Area        | Edmonton         |
| Subdivision | Cromdale         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5B 0H5          |

### Amenities

|                |                                                                                                                                                                                                                                                                                                                                 |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Air Conditioner, Bar, Carbon Monoxide Detectors, Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls-2"x6", Hot Water Natural Gas, Insulation-Upgraded, Low Flow Faucets/Shower, Patio, Smart/Program. Thermostat, Vaulted Ceiling, Vinyl Windows, Wet Bar, Infill Property, HRV System |
| Parking Spaces | 4                                                                                                                                                                                                                                                                                                                               |
| Parking        | Double Garage Detached                                                                                                                                                                                                                                                                                                          |

### Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                         |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                |
| Stories           | 3                                                                        |
| Has Basement      | Yes                                                                      |
| Basement          | Full, Partially Finished                                                 |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                |
| Exterior Features | Back Lane, Backs Onto Park/Trees, Fruit Trees/Shrubs, Golf Nearby, |

Park/Reserve, Partially Landscaped, Playground Nearby, Public Transportation, Ravine View, River Valley View, Schools, Shopping Nearby, Treed Lot, View City, View Downtown

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

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 3               |
| Zoning         | Zone 09         |

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 June 16th, 2025 at 7:17am MDT