

## \$399,900 - 11623 112 Avenue, Edmonton

MLS® #E4442852

**\$399,900**

4 Bedroom, 2.00 Bathroom, 860 sqft

Single Family on 0.00 Acres

Prince Rupert, Edmonton, AB

Welcome to this CHARMING 4-BEDROOM BUNGALOW located in the community of PRINCE RUPERT. Sitting on a 58' x 120' LOT, this home features 2 BEDROOMS UP and 2 DOWN, with a FINISHED BASEMENT and RECENT UPDATES including a NEWER ROOF and NEWER BASEMENT FLOORING. The spacious backyard offers GARDEN BEDS and a FIRE PIT, perfect for outdoor enjoyment. Located just minutes from KINGSWAY MALL, NAIT, DOWNTOWN and major transit routes, this centrally located property is perfect for HOMEOWNERS or INVESTORS looking for flexibility, space and opportunity in a prime location.

Built in 1952

### Essential Information

MLS® #	E4442852
Price	\$399,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	860
Acres	0.00
Year Built	1952
Type	Single Family
Sub-Type	Detached Single Family



Style	Bungalow
Status	Active

### Community Information

Address	11623 112 Avenue
Area	Edmonton
Subdivision	Prince Rupert
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 0H8

### Amenities

Amenities	Fire Pit
Parking	Single Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Freestanding
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Shopping Nearby, Vegetable Garden, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 17th, 2025
Days on Market	23
Zoning	Zone 08

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