

## \$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 4:17am MDT