# \$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 constructionâ€"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 2

Zoning Zone 09

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