

Courtesy Of Aman S Dhanju Of MaxWell Polaris

# \$1,095,000 - 12514 114 Avenue, Edmonton

MLS® #E4456693

**\$1,095,000**

5 Bedroom, 7.00 Bathroom, 2,836 sqft  
Single Family on 0.00 Acres

Inglewood (Edmonton), Edmonton, AB

**!! INVESTOR ALERT!! ENTIRE BUILDING, 2 DUPLEXES WITH 2 BASEMENT SUITES. 4 LEGAL UNITS TOTAL ON ONE TITLE.** This beautiful property, side by side duplexes over 1,400 sq.ft., main floor of each unit comes with living room, kitchen, office and 2 pce bathroom. Second floor of each unit has 3 bedrooms, laundry and 2 full bathrooms. Legal basement suites on each side has family room, kitchen 2 bedrooms, laundry and full bathroom. Fully upgraded units with luxury vinyl plank and tile flooring, upgraded kitchen cabinets, quartz counter tops, tilesplash. The site will be fully landscaped, situated on a corner lot. Close to all amenities, schools, public transportation, Grant Macewan and NAIT as well as a short drive over the river to the University of Alberta. This property is ideal for investment catering to all walks of life, families, students, working professionals. ESTIMATED COMPLETION DATE October 2025.



Built in 2025

## Essential Information

MLS® #	E4456693
Price	\$1,095,000
Bedrooms	5
Bathrooms	7.00

Full Baths	6
Half Baths	2
Square Footage	2,836
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	4PLEX
Style	2 Storey
Status	Active

### **Community Information**

Address	12514 114 Avenue
Area	Edmonton
Subdivision	Inglewood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 2X6

### **Amenities**

Amenities	Ceiling 9 ft., Infill Property
Parking	Parking Pad Cement/Paved

### **Interior**

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed September 8th, 2025

Days on Market 31

Zoning Zone 07

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Listing information last updated on October 9th, 2025 at 3:32am MDT