

Courtesy Of Jeffrey Scott Of RE/MAX River City

\$655,000 - 6273 112a Street, Edmonton

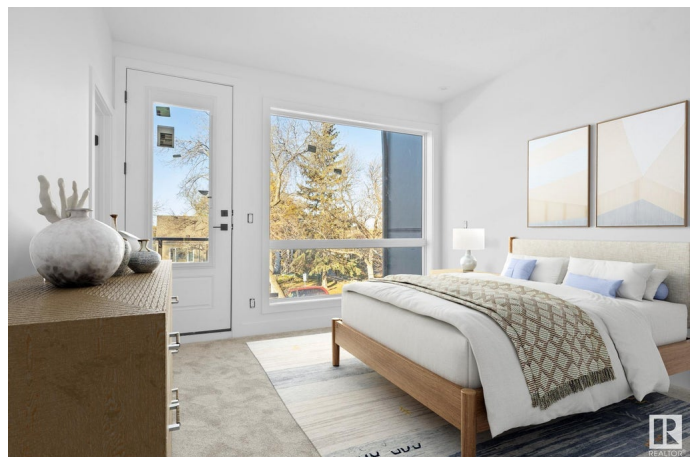
MLS® #E4419996

\$655,000

3 Bedroom, 2.50 Bathroom, 1,495 sqft
Single Family on 0.00 Acres

Parkallen (Edmonton), Edmonton, AB

Brand New Half Duplex in Parkallen Take advantage of the new 30-yr amortization for new construction purchases! This stunning 1,493 SqFt half-duplex -- with Legal Suite -- in Parkallen offers a blend of modern style & functionality. The exterior features a contemporary design with faux wood siding, dark grey accents, expansive windows, & a front balcony with glass railings. Inside the main floor boasts an open-concept living space with high-end finishes in the kitchen, perfect for entertaining. Upstairs are 3 spacious bedrooms, including a luxurious primary suite with a huge walk-in closet & nice window for natural light, & large ensuite bathroom & glass-railed balcony. The basement is unfinished but has a permit for a LEGAL 1-bedroom + 1-den suite with a separate entrance, perfect for rental income or family. Additional features: a double detached 2-car garage & a prime location near the U of A, Whyte Avenue, excellent school catchments, parks, & public transit. This is modern living at its finest!



Built in 2024

Essential Information

MLS® #	E4419996
Price	\$655,000

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,495
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	6273 112a Street
Area	Edmonton
Subdivision	Parkallen (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 3K4

Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft., Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows, Infill Property, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Appliances Negotiable, Garage Control, Garage Opener, Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Remote Control, See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Metal, Vinyl, Hardie Board Siding
Exterior Features	Back Lane, Partially Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal, Vinyl, Hardie Board Siding
Foundation	Concrete Perimeter

School Information

Elementary	Parkallen School
Middle	McKernan School
High	Strathcona School

Additional Information

Date Listed	January 31st, 2025
Days on Market	41
Zoning	Zone 15

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Listing information last updated on March 13th, 2025 at 7:47pm MDT