

## **\$449,900 - 11737 125 Street, Edmonton**

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MLS® #E4451661

### **\$449,900**

3 Bedroom, 2.00 Bathroom, 743 sqft

Single Family on 0.00 Acres

Inglewood (Edmonton), Edmonton, AB

Located in a very desirable community of Inglewood, this Bungalow, located on a 50'X150' lot, is the perfect location for that new infill, whether it be a duplex or 4 plex. The home is very livable as well with two nice-sized bedrooms upstairs, full 4 pc. bath, etc. and a fully finished basement with a secondary illegal suite with full 4 pc. bath. This property has a 12-year-old oversized triple detached garage, fully insulated and heated with a commercial down-draft furnace and 220 wiring. The house has 100 amp. wiring. Weeping tile has been placed all around the home. Sump pump installed and back up water valve. Newer Shingles. Although the house is older, this garage is in very good condition. RV Parking in Rear yard. Both the house and the garage have newer shingles. Please note tenant rights.

Built in 1946

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4451661  |
| Price          | \$449,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 743       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1946                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 11737 125 Street     |
| Area        | Edmonton             |
| Subdivision | Inglewood (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5M 0N7              |

### Amenities

|           |                                             |
|-----------|---------------------------------------------|
| Amenities | See Remarks                                 |
| Parking   | Heated, Insulated, Over Size<br>See Remarks |

### Interior

|              |                                                               |
|--------------|---------------------------------------------------------------|
| Appliances   | Dryer, Garage Control, Garage<br>Coverings, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas                                     |
| Stories      | 2                                                             |
| Has Basement | Yes                                                           |
| Basement     | Full, Finished                                                |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior          | Wood, Stucco                                               |
| Exterior Features | Back Lane, Fenced, Shopping Nearby, Treed Lot, See Remarks |
| Roof              | Asphalt Shingles                                           |
| Construction      | Wood, Stucco                                               |
| Foundation        | Concrete Perimeter                                         |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 35               |
| Zoning         | Zone 07          |



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Listing information last updated on September 10th, 2025 at 8:17am MDT