

## \$649,000 - 6522 112a Street, Edmonton

MLS® #E4458404

**\$649,000**

3 Bedroom, 2.00 Bathroom, 883 sqft

Single Family on 0.00 Acres

Parkallen (Edmonton), Edmonton, AB

Welcome to Parkallen! This extensively renovated and beautifully maintained raised bungalow blends timeless character with modern upgrades in one of Edmonton's most desirable central communities. Ideally located just minutes from schools, LRT, the University of Alberta, hospital, and Downtown, this home offers true convenience and lifestyle. Inside, enjoy new hardwood floors, new granite countertops, high-end stainless appliances, and large double-pane windows that fill the home with natural light. The main floor features two bedrooms, a full 4pc bath, and a bright living area. The finished basement offers a third bedroom, 4pc bath, spacious family room, huge laundry room with lots of storage space, new LVP flooring, and side entrance to the basement. Recent upgrades include a furnace & hot water tank, new central A/C, new sewer line and a heated 28'x24' double garage. A raised deck, gas BBQ hookup, a Fantastic landscaped west-facing backyard with a mature apple tree filled with love and apples!.

Built in 1950

### Essential Information

MLS® # E4458404

Price \$649,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 883                    |
| Acres          | 0.00                   |
| Year Built     | 1950                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Raised Bungalow        |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 6522 112a Street     |
| Area        | Edmonton             |
| Subdivision | Parkallen (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6H 4R3              |

### Amenities

|           |                                        |
|-----------|----------------------------------------|
| Amenities | Air Conditioner, Deck, Detectors Smoke |
| Parking   | Double Garage Detached                 |

### Interior

|              |                                                                                                                                                                                            |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Garage Heater |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                                                  |
| Stories      | 2                                                                                                                                                                                          |
| Has Basement | Yes                                                                                                                                                                                        |
| Basement     | Full, Finished                                                                                                                                                                             |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                       |
| Exterior Features | Flat Site, Fruit Trees/Shrubs, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                  |
| Construction      | Wood, Vinyl                                                                                       |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 18th, 2025  
Days on Market                28  
Zoning                              Zone 15

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