

## \$469,000 - 6806 112a Street, Edmonton

MLS® #E4463177

**\$469,000**

4 Bedroom, 1.50 Bathroom, 1,484 sqft

Single Family on 0.00 Acres

Parkallen (Edmonton), Edmonton, AB

This 1.5 storey Parkallen home offers awesome street appeal and endless potential! In original condition but freshly painted, it's ready for your personal touch. Featuring 3+1 bedrooms and 2 baths, the main floor includes a bright living room with hardwood floors, separate dining area, bright cheery kitchen, bedroom, and full bath. Upstairs you'll find two more bedrooms. The basement offers a family room, 4th bedroom, 2-piece bath, laundry, and storage space. Situated on a beautiful, tree-lined street with a large west facing fenced yard and double detached garage. Just minutes from the U of A, Southgate, LRT, parks, and top-rated schools and coffee/bakery shops. A fantastic opportunity to renovate in one of Edmonton's most desirable central neighbourhoods! Some photos have been virtually staged to help you envision the full potential of this home.

Built in 1950

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4463177  |
| Price      | \$469,000 |
| Lease Rate | \$14      |
| Bedrooms   | 4         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,484                  |
| Acres          | 0.00                   |
| Year Built     | 1950                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 6806 112a Street     |
| Area        | Edmonton             |
| Subdivision | Parkallen (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6H 3K6              |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Detached |

### **Interior**

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                        |
| Stories      | 2                                                                |
| Has Basement | Yes                                                              |
| Basement     | Full, Finished                                                   |

### **Exterior**

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Lot Description   | 45 x 140                                                                                                                   |
| Roof              | Asphalt Shingles                                                                                                           |
| Construction      | Wood, Vinyl                                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                         |

### **Additional Information**

Date Listed            October 23rd, 2025

Days on Market      4

Zoning                Zone 15

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Listing information last updated on October 27th, 2025 at 3:47pm MDT