

# \$399,900 - 11623 112 Avenue, Edmonton

MLS® #E4442852

**\$399,900**

4 Bedroom, 2.00 Bathroom, 860 sqft  
Single Family on 0.00 Acres

Prince Rupert, Edmonton, AB

Welcome to this CHARMING 4-BEDROOM BUNGALOW located in the community of PRINCE RUPERT. Sitting on a 58' x 120' LOT, this home features 2 BEDROOMS UP and 2 DOWN, with a FINISHED BASEMENT and RECENT UPDATES including a NEWER ROOF and NEWER BASEMENT FLOORING. The spacious backyard offers GARDEN BEDS and a FIRE PIT, perfect for outdoor enjoyment. Located just minutes from KINGSWAY MALL, NAIT, DOWNTOWN and major transit routes, this centrally located property is perfect for HOMEOWNERS or INVESTORS looking for flexibility, space and opportunity in a prime location.

Built in 1952

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4442852               |
| Price          | \$399,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 860                    |
| Acres          | 0.00                   |
| Year Built     | 1952                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11623 112 Avenue |
| Area        | Edmonton         |
| Subdivision | Prince Rupert    |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5G 0H8          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Fire Pit               |
| Parking   | Single Garage Detached |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Shopping Nearby, Vegetable Garden, Partially Fenced |
| Roof              | Asphalt Shingles                                    |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter                                  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 16              |
| Zoning         | Zone 08         |

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