

## \$599,900 - 6327 112 Street, Edmonton

MLS® #E4433608

**\$599,900**

4 Bedroom, 2.50 Bathroom, 1,409 sqft

Single Family on 0.00 Acres

Parkallen (Edmonton), Edmonton, AB

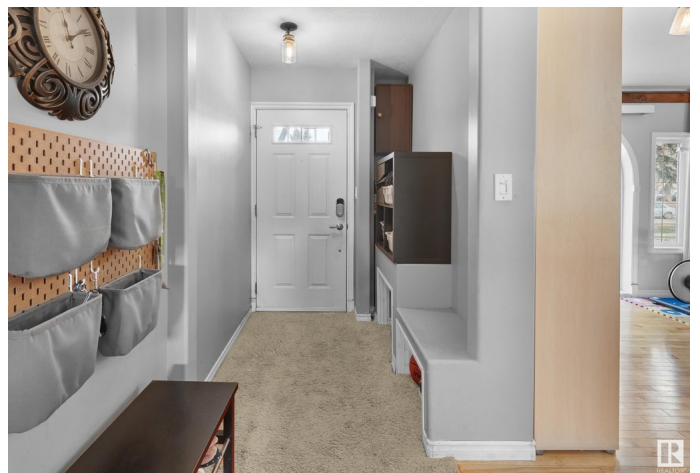
Welcome to this substantially renovated two-storey home in desirable Parkallen. It was thoughtfully redesigned in approx 2000 to offer modern family living w/ over 2,000 sq.ft. of space living space. A welcoming front foyer leads into an open-concept layout f/ hardwood floors, spacious living room, & patio doors leading directly onto a large deck. The stylish kitchen is complete w/ stainless appliances. Main floor highlights include a bright dining area, convenient 2-piece bath, & large mudroom. Upstairs, the vaulted second level offers three bedrooms & a full bathroom. The developed bsmt includes a 4th bedroom, 3-piece bath, & a versatile recreation area. Exterior enhancements from the 2000ish renovation feature aggregate walkways, front composite deck, & double garage. Exceptional design & a family-oriented floor plan make this home special. Walking distance to Parkallen school, playground, Annie Rue Ice Cream, The Colombian, the LRT, & more. Quick access to UofA, Whyte Ave, & Downtown. Don't miss out!

Built in 1950

### Essential Information

MLS® # E4433608

Price \$599,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,409                  |
| Acres          | 0.00                   |
| Year Built     | 1950                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 6327 112 Street      |
| Area        | Edmonton             |
| Subdivision | Parkallen (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6H 3J7              |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Vinyl Windows          |
| Parking   | Double Garage Detached |

### Interior

|              |                                                                                                              |
|--------------|--------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                    |
| Stories      | 3                                                                                                            |
| Has Basement | Yes                                                                                                          |
| Basement     | Full, Finished                                                                                               |

### Exterior

|                   |                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                                |
| Exterior Features | Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                            |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|             |               |
|-------------|---------------|
| Date Listed | May 1st, 2025 |
| Zoning      | Zone 15       |

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Listing information last updated on May 1st, 2025 at 5:02pm MDT