

## \$454,900 - 7115 12 Avenue, Edmonton

MLS® #E4459405

**\$454,900**

4 Bedroom, 2.00 Bathroom, 904 sqft

Single Family on 0.00 Acres

Menisa, Edmonton, AB

This extensively renovated home is perfectly located on a quiet street and backing onto Menisa Elementary School and Park! The main floor welcomes you with a bright and inviting living room, a brand-new modern kitchen with sleek finishes and new appliances, two generous bedrooms, and a stylishly updated full bathroom. Large windows flood the space with natural light, giving it a warm and open feel. The fully finished basement is just as impressive, featuring a spacious family room, two additional bedrooms and a second full bathroom. This home has undergone a complete transformation - new roof, new furnace, new HWT, newer vinyl windows on the main floor, new appliances ordered, and a brand-new double detached insulated garage is nearly complete. Move-in ready! The location couldn't be better, with schools, public transportation, shopping, and all amenities just minutes away. A large backyard backs directly onto Menisa Park. Front and back yard will be topped with soil and seeded for fresh grass next season!

Built in 1977

### Essential Information

MLS® # E4459405

Price \$454,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 904                    |
| Acres          | 0.00                   |
| Year Built     | 1977                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 7115 12 Avenue |
| Area        | Edmonton       |
| Subdivision | Menisa         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6K 3H6        |

### Amenities

|           |                                                                                         |
|-----------|-----------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached, Front Drive Access                                              |

### Interior

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

### Exterior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                   |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Golf Nearby, No Back Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                              |
| Construction      | Wood, Vinyl                                                                                                   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 25th, 2025

Days on Market                41

Zoning                            Zone 29

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