

\$674,900 - 3220 112b Street, Edmonton

MLS® #E4435731

\$674,900

5 Bedroom, 2.50 Bathroom, 1,992 sqft
Single Family on 0.00 Acres

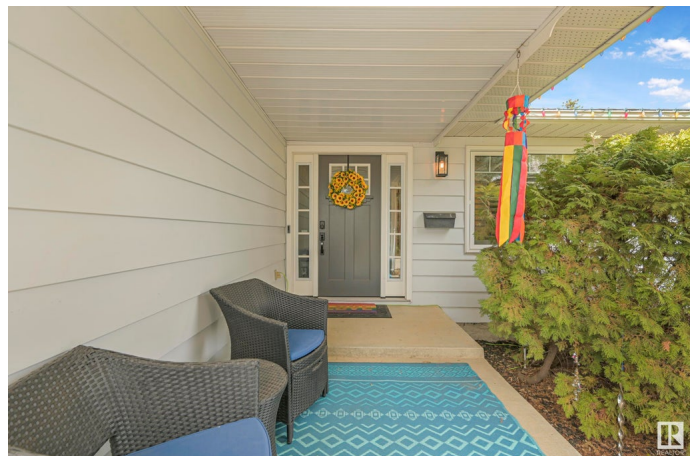
Sweet Grass, Edmonton, AB

Welcome to your FULLY UPGRADED FOREVER family home in the sought-after community of Sweet Grass—close to top-rated schools, the Derrick Golf & Winter Club, and Southgate Shopping Centre! The main level offers a sun-filled sitting room, formal dining area, and an updated white kitchen with gas stove that opens to a sunken living room with a tile-surround gas fireplace. Enjoy year-round comfort in the attached sunroom! Upstairs features 4 bedrooms including a spacious primary with ensuite. The finished basement includes a large rec room, another bedroom, laundry area and a flex space, perfect for a home gym. The private backyard with patio is perfect for entertaining. Major upgrades include: kitchen, added insulation, basement floors, washer/dryer/dishwasher, water heater, A/C, fireplace insert, mudroom, roof, landscaping, and hardwood floors. Over \$300K in improvements—this is the perfect home for your growing family!

Built in 1976

Essential Information

MLS® #	E4435731
Price	\$674,900
Bedrooms	5



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,992
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3220 112b Street
Area	Edmonton
Subdivision	Sweet Grass
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5J 3W5

Amenities

Amenities	Air Conditioner, Deck, Patio, Sunroom, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Gas, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Metal
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Public

	Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

School Information

Elementary	Sweet Grass School
Middle	Vernon Barford School
High	Harry Ainlay School

Additional Information

Date Listed	May 9th, 2025
Days on Market	6
Zoning	Zone 16

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 15th, 2025 at 12:32am MDT