

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

MLS® #E4435731

**\$674,900**

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

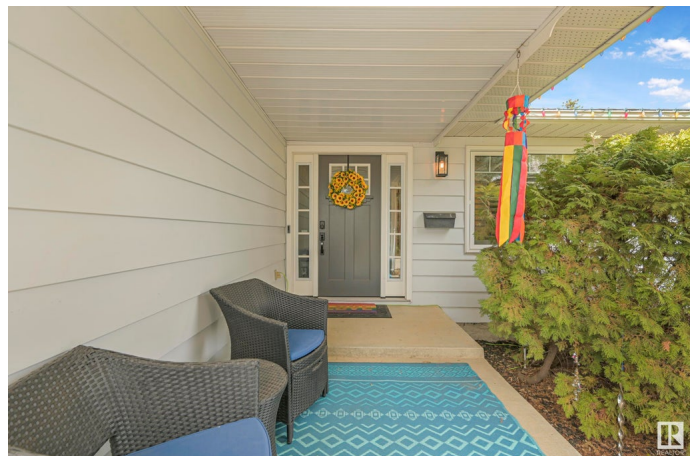
Sweet Grass, Edmonton, AB

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	4
Zoning	Zone 16

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Listing information last updated on May 14th, 2025 at 6:47am MDT