

## \$324,999 - 5412 114b Street, Edmonton

MLS® #E4429720

**\$324,999**

3 Bedroom, 2.50 Bathroom, 1,912 sqft

Single Family on 0.00 Acres

Lendrum Place, Edmonton, AB

BUILDERS ALERT - PRIME DEVELOPMENT OPPORTUNITY IN HIGHLY SOUGHT AFTER NEIGHBOURHOOD OF LENDRUM PLACE. POTENTIAL FOR SIGNIFICANT RETURNS ON COMPLETION. MINUTES AWAY FROM SOUTHGATE, UNIVERSITY OF ALBERTA FARM, AND WHITEMUD DRIVE, THIS PROPERTY HAS EXCELLENT LOCATION. LOFT ON 3RD FLOOR CONNECTS TO A ROOFTOP PATIO. NEW PERMITS REQUIRED. PROPERTY SOLD AS-IS WHERE-IS.

Built in 2022

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4429720               |
| Price          | \$324,999              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,912                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 3 Storey               |
| Status         | Active                 |



## Community Information

|             |                  |
|-------------|------------------|
| Address     | 5412 114b Street |
| Area        | Edmonton         |
| Subdivision | Lendrum Place    |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6H 3N5          |

## Amenities

|           |   |
|-----------|---|
| Amenities | Dugout Basement, See Remarks, Infill Property |
| Parking   | See Remarks                                   |

## Interior

|                   |                         |
|-------------------|-------------------------|
| Interior Features | ensuite bathroom        |
| Appliances        | See Remarks             |
| Heating           | See Remarks             |
| Stories           | 3                       |
| Has Basement      | Yes                     |
| Basement          | See Remarks, Unfinished |

## Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, See Remarks  |
| Exterior Features | Back Lane, Not Landscaped, Playground Nearby, Shopping Nearby, View Downtown |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, See Remarks  |
| Foundation        | Concrete Perimeter   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 35              |
| Zoning         | Zone 15         |

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Listing information last updated on May 13th, 2025 at 6:47am MDT