

## **\$718,800 - 1804 114 Street, Edmonton**

MLS® #E4445052

**\$718,800**

4 Bedroom, 2.50 Bathroom, 1,813 sqft

Single Family on 0.00 Acres

Skyrattler, Edmonton, AB

WOW!! FANTASIC location with PANARAMIC view. looking over the BLACKMUD ravine and PARK RESERVE. This WELL-KEPT 2 storey home located in a QUIET CUL-DE-SAC in the neighbourhood of SKYRATTLER !! Open FOYER and VAUTLED ceilings in LIVING room. OAK kitchen with QUARTZ counter top, looking over the NOOK and FAMILY room. UPPER floor offering a LOFT, nice sized MASTER room with 3 piece en-suite. 2 MORE good sized bedrooms and a 4 piece full bath also located on the upper floor as well. Basement party finished with 4th bedroom, Rec room and huge storage. MANY up-grades from the past-- newer SHINGLES, newer PVC windows (DOUBLE & TRIPLE pane). OAK hardwood and TILE throughout the above grades area. BRAND NEW HE FRIDGE and newer PATIO door. WALKING distance to RAVINE, PARKS, WALKING TRAIL, PUBLIC TRANSIT. Close to HIGH RANKING schools, YMCA, SHOPPING, LRT station. Easy access to SOUTH COMMON, AIRPORT, ANTHONY HENDAY & WHITEWAY freeway.

Built in 1979

### **Essential Information**

MLS® # E4445052

Price \$718,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,813                  |
| Acres          | 0.00                   |
| Year Built     | 1979                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1804 114 Street |
| Area        | Edmonton        |
| Subdivision | Skyrattler      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6J 4V1         |

### Amenities

|           |                                                                        |
|-----------|------------------------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, No Smoking Home, Vaulted Ceiling, Vinyl Windows |
| Parking   | Double Garage Attached                                                 |

### Interior

|                   |                                                                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                              |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Countertop Electric, Vacuum Systems, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                     |
| Stories           | 2                                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                                           |
| Basement          | Full, Partially Finished                                                                                                                                                                      |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood, Metal                                                    |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fenced, Landscaped, No Back |

Lane, Park/Reserve, Paved Lane, Public Transportation, Ravine View, Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Metal        |
| Foundation   | Concrete Perimeter |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 29th, 2025 |
| Days on Market | 60              |
| Zoning         | Zone 16         |

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Listing information last updated on August 28th, 2025 at 5:02pm MDT