

## \$419,000 - 11725 122 Street, Edmonton

MLS® #E4434492

**\$419,000**

3 Bedroom, 2.50 Bathroom, 1,454 sqft

Single Family on 0.00 Acres

Inglewood (Edmonton), Edmonton, AB

Fantastic 2 storey half duplex in Inglewood ~ 1450+sq.ft. 3 bedrooms & 3 bathroom home. Entire home has no carpet & the basement has new waterproof rigid core vinyl plank flooring and the main floor has beautiful hardwood floor in the dining/living room & tile flooring in the kitchen. Living room features a gas fireplace & the dining room has lots of space for 8+ to dine. Move into the spacious kitchen & appreciate all the counter space, new appliances & the abundance amount of cupboard space. Move on up to 3 well balanced bedrooms, the primary bedroom has a walk-in closet & 4 pce. bathroom. Basement was completed in 2022, pot lights, vinyl plank & is a perfect 2nd family room. Backyard has been recently refreshed to low maintenance landscaping / garage is 20x18. Dog lovers check out the Inglewood off leash dog park directly behind the home and kids will love the splash park & bike paths. Bonus fact: shingles are 1 year old!

Built in 1999

### Essential Information

MLS® #	E4434492
Price	\$419,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,454
Acres	0.00
Year Built	1999
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	11725 122 Street
Area	Edmonton
Subdivision	Inglewood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 0B6

### Amenities

Amenities	Hot Water Natural Gas, No Smoking Home, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation,

Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	Inglewood School
Middle	Westmount School (7-9)
High	Ross Sheppard School

### Additional Information

Date Listed	May 5th, 2025
Days on Market	34
Zoning	Zone 07

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 June 8th, 2025 at 8:32am MDT