

## **\$464,000 - 11545 122 Street, Edmonton**

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MLS® #E4434263

**\$464,000**

3 Bedroom, 2.50 Bathroom, 1,590 sqft

Single Family on 0.00 Acres

Inglewood (Edmonton), Edmonton, AB

Experience contemporary living at its finest in this impeccably built 3-bedroom half duplex, nestled in the sought-after neighbourhood of Inglewood—just minutes from downtown. Designed with quality and comfort in mind, the open-concept layout boasts 9-foot ceilings, premium 3/4" hardwood flooring, sleek quartz countertops, and upgraded stainless steel appliances. You'll love the modern gas fireplace, stylish Kohler fixtures, built-in microwave, and convenient second-floor laundry. Energy-efficient triple-pane windows, tankless hot water on demand, and superior cabinetry highlight the attention to detail throughout. The primary suite features a generous layout with a private 4-piece ensuite. Outside, enjoy the fully fenced backyard with a large deck and a double detached garage. This home backs directly onto an off leash park and is in close proximity to the downtown river valley. The home comes equipped with a separate entrance with options to develop a legal suite! Welcome Home.



Built in 2014

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4434263  |
| Price    | \$464,000 |
| Bedrooms | 3         |

|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,590         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 11545 122 Street     |
| Area        | Edmonton             |
| Subdivision | Inglewood (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5M 0B6              |

### Amenities

|           |   |
|-----------|---|
| Amenities | On Street Parking, Ceiling 9 ft., Deck, Detectors Smoke, No Smoking Home, See Remarks |
| Parking   | Double Garage Detached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | See Remarks   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Low Maintenance |

Landscape, Playground Nearby, Public Transportation, Schools,  
Shopping Nearby, See Remarks

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

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 5             |
| Zoning         | Zone 07       |

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Listing information last updated on May 7th, 2025 at 11:02am MDT