

## **\$389,900 - 4312 124 Avenue, Edmonton**

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MLS® #E4439196

### **\$389,900**

3 Bedroom, 1.50 Bathroom, 1,245 sqft

Single Family on 0.00 Acres

Bergman, Edmonton, AB

Welcome to this 1245 sq. ft 3 level split in the community of Bergman. This original owner home features a spacious living room, 2 piece bathroom and large kitchen and eating area on the main floor. Upstairs you will find 3 bedrooms and a 4 piece bathroom. The lower level have a nice sized rec room with wood stove, laundry area and den. There is plenty of storage space in the crawl space area that is under the living and kitchen area. The south facing yard is landscaped with beautiful evergreens and trees. You can enjoy the private backyard which has a covered deck area and firepit area. Park your vehicle in the oversized double detached garage 21' x 35' which features an extra work space. The garage is insulated and heated. The furnace was installed in 2009, shingles 10-12 years old and the Hot water on demand was just installed. This house is close to schools, shopping and has great access to the Yellowhead and Anthony Henday. This could be the house you have been waiting to call HOME!

Built in 1986

### **Essential Information**

MLS® # E4439196

Price \$389,900



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,245
Acres	0.00
Year Built	1986
Type	Single Family
Sub-Type	Detached Single Family
Style	3 Level Split
Status	Active

### **Community Information**

Address	4312 124 Avenue
Area	Edmonton
Subdivision	Bergman
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 5B9

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Detached, Over Sized, See Remarks

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Woodstove
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Park/Reserve, Playground Nearby

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Preserved Wood

**Additional Information**

Date Listed	May 29th, 2025
Days on Market	21
Zoning	Zone 23

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