

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

---

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 | 8              |
| Zoning         | Zone 23        |

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 6th, 2025 at 3:47am MDT