

## \$399,900 - 4708 122 Avenue, Edmonton

MLS® #E4441011

**\$399,900**

3 Bedroom, 3.00 Bathroom, 1,563 sqft

Single Family on 0.00 Acres

Bergman, Edmonton, AB

Bountiful in Bergman! Step into this beautifully upgraded 1.5 storey home, offering 1563 sq ft of warm and inviting living space in a quiet, family-friendly community. Imagine starting each day anew, coffee in hand, as you're bathed in the soft light of the morning sun – a peaceful abode with comfort abounding. It's tucked away in a mature neighbourhood with easy access to parks, schools, and transit, this home strikes the perfect balance between calm suburban charm and urban convenience.

With numerous recent upgrades already completed, all that's left to do is move in and make it yours. Whether you're hosting lively weekend gatherings or enjoying a quiet evening with family, this charming home offers both comfort and character – and it's priced to sell quickly!

Built in 1991

### Essential Information

MLS® #	E4441011
Price	\$399,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,563
Acres	0.00
Year Built	1991



Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	4708 122 Avenue
Area	Edmonton
Subdivision	Bergman
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 5H4

### Amenities

Amenities	Deck
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Fenced, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	BeaconHghts/StBernadette
Middle	Highlands/StNicholas
High	QueenE/ArbpOâ€™Leary

### Additional Information

Date Listed June 6th, 2025

Days on Market 10

Zoning Zone 23

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