

## \$478,112 - 1843 122 Street, Edmonton

MLS® #E4458299

**\$478,112**

4 Bedroom, 3.50 Bathroom, 1,373 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Welcome to cozy Rutherford living in this immaculately maintained two-storey, tucked away on a massive cul-de-sac with lots of parking and backing onto a peaceful greenbelt/park. Families will love the open main floor plan featuring a spacious kitchen with raised eating bar, ceramic tile, and an open plan living room warmed by a corner gas fireplace with roughed-in surround sound. Upstairs, you'll find three bedrooms and 2.5 baths, creating the perfect layout for family living. Pride of ownership shines with numerous updates including newer shingles, hot water tank, washer/dryer, a beautifully covered front veranda, and a large rear deck just re-stained for years of enjoyment. Whether it's relaxing on the veranda on warm evenings. Fully finished bsmt has 4th bedroom, family room and 3rd full bath, making this perfect and move in ready! The backyard is a true retreat—fully fenced with a double detached garage; plus pear, lilac, Saskatoon and Nanking cherry bushes to be picked and enjoyed.

Built in 2004

### Essential Information

MLS® # E4458299

Price \$478,112



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,373                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1843 122 Street       |
| Area        | Edmonton              |
| Subdivision | Rutherford (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8N 1S3               |

### Amenities

|                |                                                     |
|----------------|-----------------------------------------------------|
| Amenities      | Air Conditioner, Deck, No Smoking Home, See Remarks |
| Parking Spaces | 4                                                   |
| Parking        | Double Garage Detached                              |

### Interior

|                   |                                                                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                  |
| Stories           | 3                                                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                                                                                             |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Low Maintenance Landscape, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                               |
| Construction      | Wood, Vinyl                                                                                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                                                                                             |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 37                   |
| Zoning         | Zone 55              |

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Listing information last updated on October 25th, 2025 at 5:17am MDT