

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

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	8
Zoning	Zone 07

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 May 10th, 2025 at 10:17am MDT