

## \$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

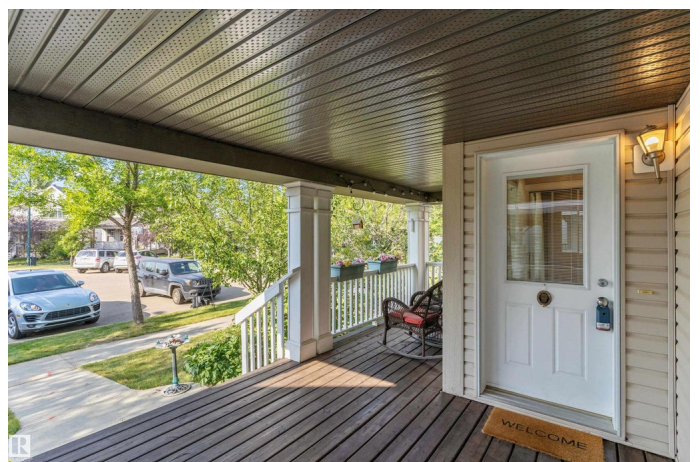
Welcome to cozy Rutherford living in this immaculately maintained two-storey, tucked away on a massive cul-de-sac with lots of parking and backing onto a peaceful greenbelt/park. Families will love the open main floor plan featuring a spacious kitchen with raised eating bar, ceramic tile, and an open plan living room warmed by a corner gas fireplace with roughed-in surround sound. Upstairs, youâ€™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 itâ€™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 retreatâ€”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 | 41                   |
| Zoning         | Zone 55              |

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 October 29th, 2025 at 3:17pm MDT