# \$399,900 - 3506 122 Avenue, Edmonton

MLS® #E4446577

# \$399.900

2 Bedroom, 2.00 Bathroom, 1,069 sqft Single Family on 0.00 Acres

Bergman, Edmonton, AB

Discover this beautifully renovated bungalow in the Bergman community. Featuring crisp white kitchen and neutral grey vinyl planking throughout this open floor plan. This home is move in ready. Enjoy a 5 piece ensuite with his and her sinks and convenient main floor laundry. The separate side entrance to a partially finished basement offers fantastic potential for an in-law suite or additional living space. Outside you will find a detached double garage and ample parking for 4 vehicles plus RV parking. South facing lot



# **Essential Information**

MLS® # E4446577 Price \$399,900

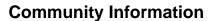
Bedrooms 2
Bathrooms 2.00
Full Baths 2

Square Footage 1,069 Acres 0.00 Year Built 1959

Type Single Family

Sub-Type Detached Single Family

Style Bungalow
Status Active









Address 3506 122 Avenue

Area Edmonton
Subdivision Bergman
City Edmonton
County ALBERTA

Province AB

Postal Code T5W 1P8

#### **Amenities**

Amenities Closet Organizers, Detectors Smoke, Fire Pit, Hot Water Natural Gas,

Parking-Extra, R.V. Storage

Parking Double Garage Detached, Insulated, Rear Drive Access, RV Parking

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave

Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings,

**Curtains and Blinds** 

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Partially Finished

# **Exterior**

Exterior Wood, Vinvl

Exterior Features Back Lane, Fenced, Landscaped, Paved Lane, Playground Nearby,

Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

# Additional Information

Date Listed July 8th, 2025

Days on Market 19

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 July 27th, 2025 at 5:17am MDT