

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

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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

Built in 1959

### **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

### **Community Information**



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, Vinyl
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	23
Zoning	Zone 23

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