

## \$449,900 - 3 1901 126 Street, Edmonton

MLS® #E4433618

**\$449,900**

4 Bedroom, 3.50 Bathroom, 1,826 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

This award-winning Kimberley-built duplex is the perfect family home, ideally located in the heart of Rutherford near scenic walking trails and the pond. The open-concept main floor features 9 ft ceilings, cinnamon maple cabinets, granite countertops, stainless steel appliances, a large island, and a corner pantry. The spacious dining area accommodates a full table and china cabinet, while the living room offers a cozy gas fireplace and patio doors to a two-tiered deck and fenced yard. A classic open-riser staircase leads to a bright second floor with a loft/bonus room, laundry, a generous primary suite with walk-in closet and spa-like 5-piece ensuite, plus two additional bedrooms and a 4-piece bath. The fully finished basement includes a family room with two-way fireplace, 4th bedroom, and another full bath. Upgrades include fresh paint (2025), tankless hot water system (2022), central A/C (2022), and a water filtration system (2022). A beautifully maintained home in a sought-after community.

Built in 2008

### Essential Information

MLS® # E4433618

Price \$449,900

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,826
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	3 1901 126 Street
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1X3

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Hot Water Tankless, Parking-Visitor
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 1st, 2025
Days on Market	2
Zoning	Zone 55
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$286

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