

\$697,922 - 3412 122 Street, Edmonton

MLS® #E4447058

\$697,922

3 Bedroom, 2.50 Bathroom, 2,160 sqft

Single Family on 0.00 Acres

Desrochers Area, Edmonton, AB

Welcome to the "Columbia" built by the award winning Pacesetter homes and is located on a quiet street in the heart of south west Edmonton in the beautiful neighborhood of Desrochers. This unique property Desrochers offers 2150 sq ft of living space. The main floor features a large front entrance which has a large flex room next to it which can be used a bedroom/ office if needed, as well as an open kitchen with quartz counters, and a large walkthrough pantry that is leads through to the mudroom and garage. Large windows allow natural light to pour in throughout the house. Upstairs you'll find 3 large bedrooms and a good sized bonus room. This is the perfect place to call home. *** Pictures are of the show home the colors and finishing's may vary , this home is under construction and should be completed by February 2026***

Built in 2025

Essential Information

| | |
|------------|-----------|
| MLS® # | E4447058 |
| Price | \$697,922 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |



| | |
|----------------|------------------------|
| Square Footage | 2,160 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 3412 122 Street |
| Area | Edmonton |
| Subdivision | Desrochers Area |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 4Y2 |

Amenities

| | |
|----------------|------------------------|
| Amenities | See Remarks |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Garage Control, Garage Opener, See Remarks |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 9th, 2025 |
| Days on Market | 3 |
| Zoning | Zone 55 |
| HOA Fees | 25 |
| HOA Fees Freq. | Annually |

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Listing information last updated on July 12th, 2025 at 6:47am MDT