

## \$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	12
Zoning	Zone 55
HOA Fees	25
HOA Fees Freq.	Annually

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Listing information last updated on July 21st, 2025 at 3:32am MDT