

## \$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.

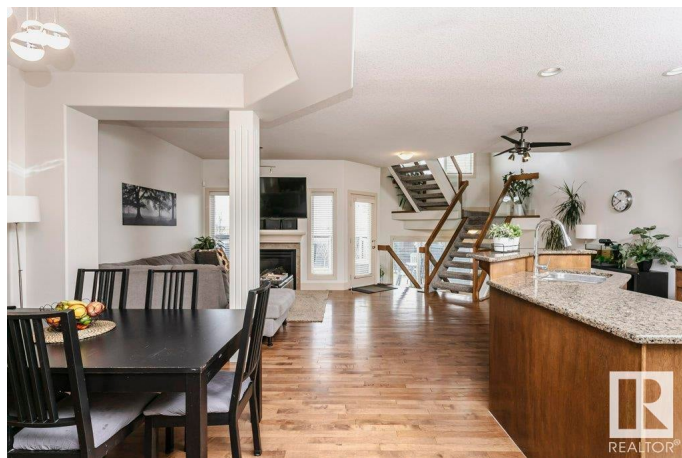
Built in 2008

### 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 | 13            |
| Zoning         | Zone 55       |
| HOA Fees       | 50            |
| HOA Fees Freq. | Annually      |
| Condo Fee      | \$286         |

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Listing information last updated on May 14th, 2025 at 3:32pm MDT