\$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'II 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







2,160 Square Footage Acres 0.00 Year Built 2025

Single Family Type

Sub-Type **Detached Single Family**

Style 2 Storey Status Active

Community Information

Address 3412 122 Street

Area Edmonton

Subdivision Desrochers Area

City Edmonton **ALBERTA** County

Province AB

Postal Code T6W 4Y2

Amenities

Amenities See Remarks

Parking Spaces

Parking Double Garage Attached

Interior

Interior Features ensuite bathroom

Appliances Garage Control, Garage Opener, See Remarks

Forced Air-1, Natural Gas Heating

Stories 2 Has Basement

Yes

Full, Unfinished Basement

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 98

Zoning Zone 55

HOA Fees 25

HOA Fees Freq. Annually

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Listing information last updated on October 15th, 2025 at 9:02pm MDT