

## **\$675,000 - 4115 123 Street, Edmonton**

MLS® #E4446635

### **\$675,000**

4 Bedroom, 2.00 Bathroom, 1,793 sqft

Single Family on 0.00 Acres

Aspen Gardens, Edmonton, AB

Nestled in the heart of the sought-after community of Aspen Gardens, this charming 4-level split has been lovingly cared for by the same family for 50 years. Set on a generous lot in a lovely location, the home has seen many updates over those years, including triple-pane windows, vinyl siding/insulation, kitchen and baths, and it has a brand new furnace (2025). Inside, you'll find 4 beds (3 upstairs and 1 on the main), 2 full baths, and 3 distinct living rooms - ideal for growing families. The spacious kitchen features stainless-steel appliances and flows into the dining area, which opens to a deck overlooking the gorgeous, private backyard. Mature trees, a patio, and a tandem double garage (with doors at both ends, 1 with an opener) create the perfect space for relaxing or entertaining outdoors. Located just a short walk from the Whitemud Creek Ravine trail system and close to schools, shopping and commuter routes. Whether you're ready to settle in or explore redevelopment, this is a rare opportunity.

Built in 1964

### **Essential Information**

MLS® # E4446635

Price \$675,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,793
Acres	0.00
Year Built	1964
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	4115 123 Street
Area	Edmonton
Subdivision	Aspen Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 1Z6

### Amenities

Amenities	Crawl Space, Patio
Parking	Double Garage Detached, Tandem

### Interior

Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplaces	Brick Facing, Insert
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Westbrook
Middle	Vernon Barford
High	Harry Ainlay

**Additional Information**

Date Listed	July 9th, 2025
Days on Market	9
Zoning	Zone 16

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