

## \$699,900 - 4716 124 Street, Edmonton

MLS® #E4450440

**\$699,900**

4 Bedroom, 2.50 Bathroom, 1,231 sqft

Single Family on 0.00 Acres

Lansdowne, Edmonton, AB

Welcome to this 4-bed, 2-bath family home (with over 2300 sq ft of livable space!) across from a playground, rink, and K&#6 school! The main floor features an open-concept kitchen with granite counters, a dining area, and a cozy living room with fireplace, beautiful hardwood floors and a bright three-season sunroom overlooking the private, south-facing backyard with trees, brick patio, and room to play. Upstairs offers 3 large bedrooms and a 4-piece bath with great closets and natural light. Down one level is a huge family room with built-ins and a second fireplace, plus a 4th bedroom (or office), full bath, laundry room, and rear entry. The basement includes a rec room (gym, office, play room&#12so many options!) and tons of storage. The roof was fully redone in 2024 and it has a newer water tank and furnace as well as AC. There is an oversized double garage with 11&#15 ceilings and a 10' door. Just a 10 minute drive to U of A, 20 minutes to downtown and 2 blocks away from the river valley walking trails.

Built in 1966

### Essential Information

MLS® # E4450440

Price \$699,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,231                  |
| Acres          | 0.00                   |
| Year Built     | 1966                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4716 124 Street |
| Area        | Edmonton        |
| Subdivision | Lansdowne       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6H 3T8         |

### Amenities

|                |                                                                                               |
|----------------|-----------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Air Conditioner, No Animal Home, No Smoking Home, Vacuum System-Roughed-In |
| Parking Spaces | 4                                                                                             |
| Parking        | Double Garage Detached, Heated, Over Sized                                                    |

### Interior

|                   |                                                                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                             |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                                          |
| Fireplaces        | Freestanding, Glass Door, Mantel                                                                                                                                                             |
| Stories           | 4                                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                                          |
| Basement          | Full, Finished                                                                                                                                                                               |

### Exterior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                   |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                              |
| Construction      | Wood, Vinyl                                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                                            |

### **School Information**

|            |                      |
|------------|----------------------|
| Elementary | Lansdowne Elementary |
| Middle     | Avalon               |
| High       | Strathcona           |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 3               |
| Zoning         | Zone 15         |

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Listing information last updated on August 1st, 2025 at 9:47pm MDT