

## **\$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 | 8              |
| Zoning         | Zone 16        |

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Listing information last updated on July 17th, 2025 at 4:33pm MDT