Courtesy Of Wally Karout Of Royal Lepage Arteam Realty

$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 â€œColumbiaâ€• 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 youâ€™ll 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

Square Footage	2,160
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3412 122 Street
Area	Edmonton
Subdivision	Desrochers Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4Y2

Amenities

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

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	113
Zoning	Zone 55
HOA Fees	25
HOA Fees Freq.	Annually

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Listing information last updated on October 30th, 2025 at 11:47am MDT