

## \$559,900 - 4523 126 Avenue, Edmonton

MLS® #E4444888

**\$559,900**

4 Bedroom, 3.50 Bathroom, 1,568 sqft

Single Family on 0.00 Acres

Homesteader, Edmonton, AB

Welcome to this NEW LEGALLY SUITED HOME in Homesteader! Are you looking for a home with a MORTGAGE HELPER? A home set up well for MULTI-GENERATIONAL LIVING? Or are you looking for a property to generate rental income? Look no further! The main floor features a BRIGHT OPEN LAYOUT with a modern kitchen, roomy dining space, and LARGE LIVING AREA. Upstairs, the HUGE PRIMARY BEDROOM boasts a 5-pce ensuite and a MASSIVE walk-in closet. Two more large bedrooms, a full 4-pce bath, and DEDICATED LAUNDRY round out the upper floor. The LEGAL SECONDARY SUITE in the basement is a major bonus, complete with a full kitchen, bedroom, 3-pce bath, rec room, and its own LAUNDRY. Top it off with a DOUBLE ATTACHED GARAGE and a great location close to schools, shopping, parks, and transit, ensuring strong tenant demand. Donâ€™t miss this TURNKEY OPPORTUNITY for savvy investors looking to maximize rental income.

Built in 2017

### Essential Information

MLS® #	E4444888
Price	\$559,900
Bedrooms	4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,568
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4523 126 Avenue
Area	Edmonton
Subdivision	Homesteader
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 1L3

### Amenities

Amenities	Off Street Parking, On Street Parking, Deck, Detectors Smoke, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Fenced, Landscaped, No Back Lane, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 27th, 2025
Days on Market	4
Zoning	Zone 35

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 1st, 2025 at 10:17am MDT