

## \$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         |

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Listing information last updated on July 1st, 2025 at 7:02pm MDT