

## **\$429,900 - 32 1901 126 Street, Edmonton**

MLS® #E4462262

**\$429,900**

3 Bedroom, 3.50 Bathroom, 1,596 sqft  
Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Spectacular views, high quality finishes and low maintenance lifestyle in the desirable neighbourhood of Rutherford! This fantastic 1596 sq. ft. executive duplex with over 2,200 sq ft of finished living area has it all! From soaring windows, open concept floor plan, granite countertops, hardwood flooring, oversized single attached garage, main floor office/den, walk-through pantry, A/C, 3 full bathrooms and 1 half bathroom, 3 bedrooms, 2 gas fireplaces, wet bar, high ceilings, ensuite bathroom with separate soaker tub and walk-in shower, upstairs bonus room and much more! Enjoy your raised patio with family and friends while being surrounded by the beautiful scenery and views of the large pond, which the home backs onto. This amazing home is sure to check all the boxes on your wish list! Only minutes to shopping, dining, and entertainment. Easy and convenient access to main roads like the Anthony Henday, Gateway Blvd and the QE2. Don't miss out on the opportunity to call this great property your new home!

Built in 2008

### **Essential Information**

MLS® # E4462262

Price \$429,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 3.50              |
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 1,596             |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 32 1901 126 Street    |
| Area        | Edmonton              |
| Subdivision | Rutherford (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 0R9               |

### Amenities

|                |                                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, Deck, No Smoking Home, Parking-Visitor, Vinyl Windows, Wet Bar, See Remarks |
| Parking Spaces | 2                                                                                               |
| Parking        | Front Drive Access, Single Garage Attached, See Remarks                                         |
| Is Waterfront  | Yes                                                                                             |

### Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                             |
| Fireplaces        | Mantel, Tile Surround                                                                                                                                           |
| Stories           | 3                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                             |
| Basement          | Full, Finished                                                                                                                                                  |

**Exterior**

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                          |
| Exterior Features | Backs Onto Lake, Cul-De-Sac, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                     |
| Construction      | Wood, Vinyl                                                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                                                   |

**School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Johnny Bright School     |
| Middle     | Johnny Bright School     |
| High       | Dr. Anne Anderson School |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 22                 |
| Zoning         | Zone 55            |
| Condo Fee      | \$236              |

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Listing information last updated on November 6th, 2025 at 3:32pm MST