

## \$1,580,000 - 18445 122 Avenue, Edmonton

MLS® #E4448170

**\$1,580,000**

1 Bedroom, 0.00 Bathroom, 3,571 sqft

Single Family on 0.00 Acres

Kinokamau Plains Area, Edmonton, AB

Luxury New-Build Villa " Under Construction- SOLD AS IS This stunning, brand-new luxury villa is a rare opportunity for a buyer looking to add their personal touch. Currently under construction this home is designed to impress with its modern aesthetic and thoughtfully planned layout. Situated on a subdividing lot, only Lot C (41.96m x 96.44m) is available for sale, with the subdivision process still underway. Offering over 3,500 sq. ft. of beautifully designed living space, this home is filled with natural light, featuring expansive decks, large balconies, and oversized windows that showcase its sleek, contemporary style. For car enthusiasts or those needing extra space, the property includes an attached six-car garage. Plus, a fully completed 3,200 sq. ft. WORKSHOP adds even more value and functionality. Construction is well underway, with envelope and framing completed and most rough-in work finished.

Built in 2020

### Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | E4448170    |
| Price     | \$1,580,000 |
| Bedrooms  | 1           |
| Bathrooms | 0.00        |



|                |                        |
|----------------|------------------------|
| Square Footage | 3,571                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 18445 122 Avenue      |
| Area        | Edmonton              |
| Subdivision | Kinokamau Plains Area |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5V 1R4               |

### **Amenities**

|           |                                                               |
|-----------|---------------------------------------------------------------|
| Amenities | Deck, Patio, R.V. Storage, Workshop, See Remarks              |
| Parking   | Heated, RV Parking, Shop, Triple Garage Attached, See Remarks |

### **Interior**

|              |                           |
|--------------|---------------------------|
| Appliances   | See Remarks               |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 1                         |
| Has Basement | Yes                       |
| Basement     | Full, Unfinished          |

### **Exterior**

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior          | Wood, Stone, Stucco                    |
| Exterior Features | Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                       |
| Construction      | Wood, Stone, Stucco                    |
| Foundation        | Concrete Perimeter                     |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 30              |
| Zoning         | Zone 40         |

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