

## \$399,900 - 12018 122 Street, Edmonton

MLS® #E4441053

**\$399,900**

3 Bedroom, 2.00 Bathroom, 796 sqft

Single Family on 0.00 Acres

Prince Charles, Edmonton, AB

Welcome to this CHARACTER-FILLED gem in the MATURE AND TREE-LINED community of Prince Charles. The main floor features two SPACIOUS bedrooms, a full bathroom, and a welcoming living area. Downstairs, you'll find a one-bedroom LEGAL SECONDARY suite, perfect for RENTAL INCOME, extended family, or a private guest space. Set on a LARGE (50' X 140') LOT, this home offers a beautifully treed yard that feels like a PRIVATE URBAN RETREAT, ideal for relaxing or entertaining. Whether you're a homeowner looking for VINTAGE CHARM with MODERN POTENTIAL, an investor eyeing REDEVELOPMENT in a community PRIMED FOR GROWTH and strong rental demand, this property delivers. With QUICK ACCESS to downtown, transit, schools, and amenities, the location is as strategic as it is serene. A RARE BLEND of character, INCOME POTENTIAL, and LONG-TERM UPSIDE, don't miss your chance!

Built in 1949

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4441053  |
| Price     | \$399,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 796                    |
| Acres          | 0.00                   |
| Year Built     | 1949                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 12018 122 Street |
| Area        | Edmonton         |
| Subdivision | Prince Charles   |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5L 0C6          |

### **Amenities**

|           |                             |
|-----------|-----------------------------|
| Amenities | Off Street Parking          |
| Parking   | 2 Outdoor Stalls, No Garage |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Storage Shed, Stove-Electric, Stove-Gas, Washer, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Suite         | Yes  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco                              |
| Exterior Features | Back Lane, Fenced, Treed Lot, See Remarks |
| Roof              | Asphalt Shingles                          |
| Construction      | Wood, Stucco                              |
| Foundation        | Concrete Perimeter                        |

### **Additional Information**

Date Listed June 6th, 2025

Days on Market 20

Zoning Zone 04

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Listing information last updated on June 26th, 2025 at 1:02pm MDT