

\$379,900 - 12018 122 Street, Edmonton

MLS® #E4441053

\$379,900

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. Some recent updates include the shingles (2024) and furnace internals (2024), so you can have confidence in your purchase! 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 \$379,900

| | |
|----------------|------------------------|
| 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 39

Zoning Zone 04

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