

## \$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 3

Zoning Zone 04

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