

## \$259,900 - 12137 123 Street, Edmonton

MLS® #E4439898

**\$259,900**

3 Bedroom, 2.00 Bathroom, 809 sqft

Single Family on 0.00 Acres

Prince Charles, Edmonton, AB

Opportunity knocks with this 3-bedroom, 2-bath half duplex located in the desirable Prince Charles neighborhood. This home offers solid bones and a functional layout, ready for your personal touch and some TLC to bring it back to life. The main floor features an open-concept layout with a spacious living room, dining area, and kitchen—ideal for entertaining or family living. Downstairs, you'll find a generously sized primary bedroom complete with a walk-in closet and a 3-piece ensuite for added privacy and comfort. The crawl space offers tons of room for storage too! Enjoy the large backyard with plenty of space for outdoor activities and room to build a garage with convenient alley access. Located in a family-friendly neighborhood close to parks, schools, and transit, this is a great opportunity to get into the market or invest in a property with strong potential.

Built in 1998

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4439898  |
| Price          | \$259,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 809       |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 1998          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 3 Level Split |
| Status     | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12137 123 Street |
| Area        | Edmonton         |
| Subdivision | Prince Charles   |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5L 0H4          |

### Amenities

|           |   |
|-----------|---|
| Amenities | On Street Parking, Crawl Space, No Smoking Home |
| Parking   | Rear Drive Access                               |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | June 2nd, 2025 |
|-------------|----------------|

Days on Market 14

Zoning Zone 04

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Listing information last updated on June 16th, 2025 at 2:02pm MDT