

## \$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
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Days on Market 8

Zoning Zone 04

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