

## \$389,900 - 11815 122 Street, Edmonton

MLS® #E4447500

**\$389,900**

4 Bedroom, 2.00 Bathroom, 1,036 sqft

Single Family on 0.00 Acres

Prince Charles, Edmonton, AB

Charming raised bungalow with a newly renovated basement suite in Prince Charles! This versatile home features a refreshed main floor with 2 spacious bedrooms, a 4-piece bath, kitchen overlooks the yard with openings to the L-shaped living and dining room. The self-contained basement offers a separate entrance, 2 bedrooms, second kitchen, 4-piece bath, new flooring (carpet and laminate), fresh paint, and new tile - perfect for extended family or rental income. Shared laundry area. Enjoy the large fenced backyard, single detached garage with additional pad parking stalls and direct access to a peaceful green space. Sewer line replace within last 5 years. Zoned RF3 with 50 ft frontage - offering excellent future redevelopment potential. Fantastic central location near NAIT, with quick access to Downtown and the U of A.

Built in 1957

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4447500  |
| Price          | \$389,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,036     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1957                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11815 122 Street |
| Area        | Edmonton         |
| Subdivision | Prince Charles   |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5L 0C3          |

### Amenities

|           |                                                      |
|-----------|------------------------------------------------------|
| Amenities | Parking-Extra                                        |
| Parking   | 2 Outdoor Stalls, RV Parking, Single Garage Detached |

### Interior

|              |                                                                                       |
|--------------|---------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Washer, Refrigerators-Two, Stoves-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, Backs Onto Park/Trees, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Subdividable Lot |
| Roof              | Asphalt Shingles                                                                                                               |
| Construction      | Wood, Stucco                                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                                             |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 25              |

## Zoning

## Zone 04

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Listing information last updated on August 5th, 2025 at 12:18pm MDT