

## \$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	6

## Zoning

## Zone 04

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