

## **\$354,555 - 12035 126 Street, Edmonton**

MLS® #E4449202

### **\$354,555**

3 Bedroom, 1.00 Bathroom, 932 sqft

Single Family on 0.00 Acres

Prince Charles, Edmonton, AB

Welcome to this charming home in the mature & highly sought-after neighbourhood of Prince Charles! Perfect for first-time home buyers, move-in ready & full of potential. Excellent opportunity for investors too, whether you're looking to rent out or develop an infill. This cozy, well-maintained home offers, AC for year-round comfort, 3 good sized bedrooms, 1 full bath, spacious sun-filled living area, bright functional kitchen combining both style & practicality. Enjoy the outdoors with a large lot and a private backyard—perfect for relaxing or entertaining. Plenty of room for a future garage, RV parking, or garden. Enjoy a prime location minutes from downtown, NAIT, Royal Alexandra Hospital, Kingsway & Westmount Mall, and plenty of shopping and restaurants. Enjoy easy access to the Yellowhead and LRT, making commuting simple & efficient. You're also within walking distance to spray parks, playgrounds & schools—perfect for families. Don't miss out on this versatile property in a well-established community!

Built in 1948

### **Essential Information**

MLS® # E4449202

Price \$354,555

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 932                    |
| Acres          | 0.00                   |
| Year Built     | 1948                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12035 126 Street |
| Area        | Edmonton         |
| Subdivision | Prince Charles   |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5L 0W4          |

### Amenities

|           |                                                                   |
|-----------|-------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Detectors Smoke, Front Porch, R.V. Storage |
| Parking   | No Garage, Rear Drive Access, Stall                               |

### Interior

|              |                                                                                                                         |
|--------------|-------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                                               |
| Stories      | 2                                                                                                                       |
| Has Basement | Yes                                                                                                                     |
| Basement     | Full, Unfinished                                                                                                        |

### Exterior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                      |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                                                                 |
| Construction      | Wood, Vinyl                                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                               |

### Additional Information

Date Listed July 23rd, 2025

Days on Market 10

Zoning Zone 04

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Listing information last updated on August 2nd, 2025 at 8:32am MDT