

## \$315,000 - 12123 123 Street, Edmonton

MLS® #E4428596

**\$315,000**

3 Bedroom, 2.00 Bathroom, 816 sqft

Single Family on 0.00 Acres

Prince Charles, Edmonton, AB

ATTENTION INVESTORS! Redevelopment opportunity on this 50X140 lot zoned RF3 in the central neighbourhood of Prince Charles. Long term owner, huge 655m2 lot with one of a kind massive triple OVERSIZED garage/shop. Former auto business was run in the garage - Loaded with potential. Just minutes to Downtown, NAIT, Macewan, parks & shopping. So many options â€œ build new or renovate. Note: Property â€œsold as-is.â€•

Built in 1949

### Essential Information

MLS® #	E4428596
Price	\$315,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	816
Acres	0.00
Year Built	1949
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address 12123 123 Street



Area	Edmonton
Subdivision	Prince Charles
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 0H4

### **Amenities**

Amenities	See Remarks
Parking	Triple Garage Detached

### **Interior**

Appliances	None
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, See Remarks
Exterior Features	Back Lane
Roof	Asphalt Shingles
Construction	Wood, See Remarks
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	2
Zoning	Zone 04

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 4th, 2025 at 5:47pm MDT