

## \$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 7

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 July 30th, 2025 at 12:17pm MDT