

## \$339,900 - 12325 122 Avenue, Edmonton

MLS® #E4448677

**\$339,900**

3 Bedroom, 3.50 Bathroom, 1,110 sqft

Condo / Townhouse on 0.00 Acres

Prince Charles, Edmonton, AB

Break Free from Rentingâ€”Your Future Starts Here! This modern 2-storey townhome in central Prince Charles offers over 1,500 sq ft of smart, stylish living space in a self-managed 4-plex condo. Featuring two spacious primary bedrooms upstairsâ€”each with a full ensuiteâ€”this layout is perfect for shared ownership or future flexibility. The open-concept main floor includes a bright living room, dining area, and island kitchen ideal for everyday living or entertaining. The finished basement adds a third bedroom and 4-piece bath. Step outside to your private 8' x 17' deck with a permitted covered pergola, low-maintenance yard, and detached single garage. Just \$145.83/month condo fee covers exterior maintenance, reserve fund, insurance for common areas. Situated in a connected, central location close to transit, parks, schools & shopping. Ready for Immediate Possession. Enjoy independence, pride of ownership, and a lifestyle where you build equityâ€”not pay rent!

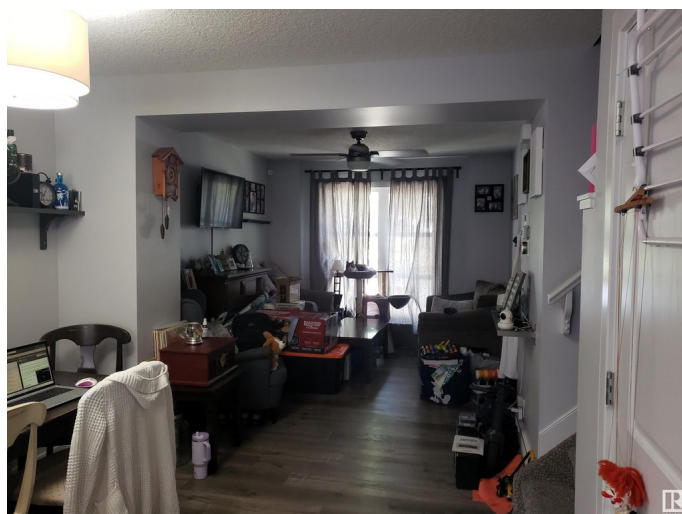
Built in 2018

### Essential Information

MLS® # E4448677

Price \$339,900

Bedrooms 3



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,110
Acres	0.00
Year Built	2018
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	12325 122 Avenue
Area	Edmonton
Subdivision	Prince Charles
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 2Z8

### Amenities

Amenities	Vinyl Windows
Parking Spaces	2
Parking	Single Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Low Maintenance Landscape, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 18th, 2025
Days on Market	8
Zoning	Zone 04
Condo Fee	\$146

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 26th, 2025 at 11:03am MDT