

# \$399,988 - 11811 122 Street, Edmonton

MLS® #E4445337

## \$399,988

3 Bedroom, 1.00 Bathroom, 1,122 sqft  
Single Family on 0.00 Acres

Prince Charles, Edmonton, AB

Phenomenal Opportunity in Prince Charles!  
This 1,121 sq ft bungalow sits on an impressive 69.22 ft x 122 ft (21.1 m x 37.2 m) RF3-zoned lot, offering incredible potential for homeowners, investors, or developers. The oversized 31' x 22' garage and ample on-site parking add functional appeal, while the backing onto a City of Edmonton greenbelt ensures privacy and added value. Some recent upgrades include new windows on main floor and high efficiency furnace. Whether you're looking to move in and make it your own, hold for future development, or build right away, the possibilities here are endless. Just minutes from downtown and 124 Street with easy access via Kingsway Avenue – this is a rare find in a mature, central neighborhood. An absolute gem of an investment – don't miss it!

Built in 1959

### Essential Information

MLS® #	E4445337
Price	\$399,988
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,122
Acres	0.00



Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	11811 122 Street
Area	Edmonton
Subdivision	Prince Charles
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 0C3

### **Amenities**

Amenities	Vinyl Windows
Parking	Double Garage Detached, Heated, Insulated, Over Sized, Rear Drive Access, RV Parking

### **Interior**

Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Fruit Trees/Shrubs, Landscaped, Level Land, Shopping Nearby, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Inglewood/StPius
Middle	Spruce Ave/StMark
High	Victoria/StJoe's

**Additional Information**

Date Listed                July 2nd, 2025  
Days on Market        5  
Zoning                    Zone 04

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