

# \$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        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 8th, 2025 at 10:17pm MDT