

## \$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 Renting! 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 upstairs—each with a full ensuite—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 equity—not pay rent!

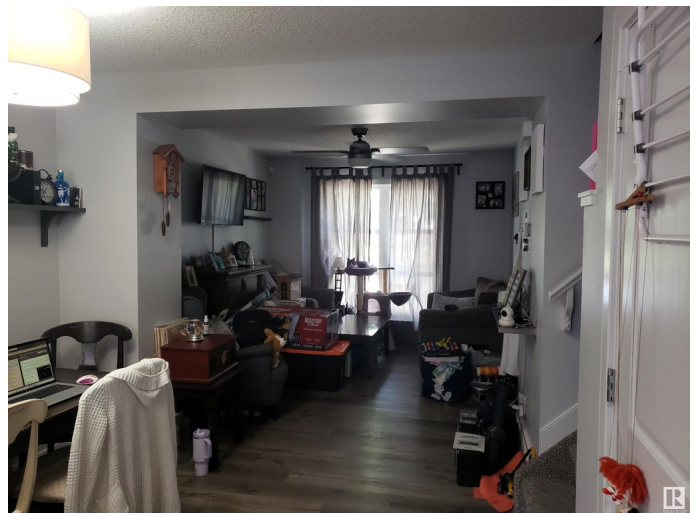
Built in 2018

### 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 | 15              |
| Zoning         | Zone 04         |
| Condo Fee      | \$146           |

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Listing information last updated on August 2nd, 2025 at 10:02am MDT