

## \$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

Modern Living Starts Here. Built in 2018 and in excellent condition, this stylish 2-storey townhome in central Prince Charles delivers unbeatable value. With over 1,500 sq ft of thoughtfully designed living space in a self-managed 4-plex, it features TWO LARGE PRIMARY BEDROOMS upstairs—each with its own full ensuite—for comfort and flexibility. The open-concept main floor offers a bright living room, dining area, and island kitchen perfect for everyday living or entertaining. The finished basement adds a third bedroom and 4-piece bath. Outside, enjoy your private backyard oasis—an 8' x 17' deck with a permitted covered pergola, low-maintenance landscaping, and every inch put to smart use. Detached single garage included. ONLY \$145.83/month condo fee covers exterior maintenance, reserve fund, and common area insurance. Located close to transit, parks, schools, and shopping. The outdoor pergola stays with the home. MOVE-IN READY and priced right—this is modern living at its best!

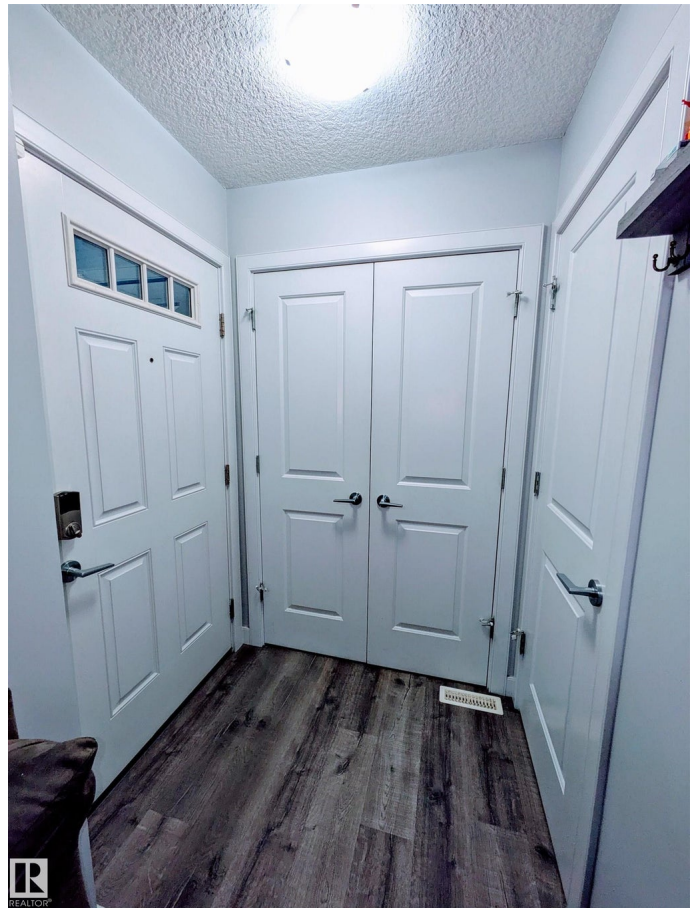
Built in 2018

### 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	23
Zoning	Zone 04
Condo Fee	\$146



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Listing information last updated on August 10th, 2025 at 2:17pm MDT