

## \$449,999 - 12425 126 Street, Edmonton

MLS® #E4451086

**\$449,999**

4 Bedroom, 1.00 Bathroom, 1,110 sqft

Single Family on 0.00 Acres

Prince Charles, Edmonton, AB

Prime Redevelopment Opportunity in Prince Charles! Exceptional 50' x 150' CORNER LOT located just one block from school – ideal for future development of 8+ units (subject to City approval). Zoned RF3 and situated in a mature, central neighbourhood, this property is perfect for infill investors or developers. The existing home offers 3 bedrooms, 1 full bathroom, a spacious living room, large dining area, and oversized windows providing ample natural light. Additional features include a heated double detached garage and two secured storage sheds. Located minutes from downtown, Yellowhead Trail, public transit, and all major amenities. Great holding property with solid rental potential or build new in a thriving community.

Built in 1955

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4451086  |
| Price          | \$449,999 |
| Bedrooms       | 4         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,110     |
| Acres          | 0.00      |
| Year Built     | 1955      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12425 126 Street |
| Area        | Edmonton         |
| Subdivision | Prince Charles   |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5L 0X2          |

### Amenities

|           |                                             |
|-----------|---------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Deck |
| Parking   | Double Garage Detached                      |

### Interior

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

### Exterior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                     |
| Exterior Features | Back Lane, Corner Lot, Partially Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                |
| Construction      | Wood, Vinyl                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                              |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 3rd, 2025 |
| Days on Market | 93               |
| Zoning         | Zone 04          |

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Listing information last updated on November 4th, 2025 at 5:02pm MST