

## \$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 50â€™™ x 150â€™™ CORNER LOT located just one block from school â€” 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	90
Zoning	Zone 04

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