



12206 124 Street Edmonton AB

\$324,800

PICTURESQUE PRINCE CHARLES! SOLID PROPERTY on RF3, 50' x 150' LOT. The main floor features a Bedroom, fully updated 4-piece Bathroom, Kitchen with Dining Nook, and a generous Living Room space, all adorned with HARD SURFACE FLOORING (no carpet!). Downstairs, discover two more Bedrooms & a 3-piece Bath. Outstanding, newer, OVERSIZED, DOUBLE GARAGE (26' x 28') featuring: 18' wide door (comfortably fits two full size trucks), rough in for in-floor heating & 40 AMP electrical. Fully Fenced, WEST BACKYARD includes RV Pad with 30 AMP hook up. Other updates over the years include: Weeping Tile, Sump Pump & Hot Water on Demand. QUICK COMMUTE to Downtown (11 minute drive) & only 5 minutes to NAIT. Close to 124 Street shopping & restaurants. Conveniently located near the Prince Charles Spray Park, Kingsway Mall, Royal Alexandra Hospital & easy access to the Yellowhead. Nice, mature community with many infill homes. Move in, build now, subdivide or rent - a number of options available for this investment.

Listing Presented By:



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