



## 12035 126 Street Edmonton AB

\$324,900

Situated on a quiet tree lined street in mature neighbourhood of Prince Charles. Lovely 1948 home has great potential to move in and enjoy, rent, renovate, or infill. Park like back yard with plenty of room for future garage, RV parking and a garden. This charming home has 3 bedrooms and 1 full bath. Main level offers a spacious living room with picture window, well designed kitchen with a gas stove, updated 4 piece bathroom and primary bedroom. Two good size bedrooms on the upper level. Air conditioning, vinyl windows, laminate flooring on main and carpet upstairs. Minutes to Downtown, NAIT, Royal Alexandra Hospital, Kingsway Mall, Westmount Mall and vibrant 124th Street shops and restaurants. Quick access to Yellowhead Trail and future Blatchford LRT Station. Walking distance to neighbourhood spray park and playground. Close proximity to schools.

Listing Presented By:



Originally Listed by:  
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