

\$453,000 - 12622 120 Avenue, Edmonton

MLS® #E4457392

\$453,000

3 Bedroom, 2.50 Bathroom, 1,633 sqft

Single Family on 0.00 Acres

Prince Charles, Edmonton, AB

This exceptional custom-built duplex has thoughtful design elements that blend aesthetics, functionality and quality, offering a rare find closer to central Edmonton. With the common wall only at the garage, it not only creates more privacy, but also allows for windows on all sides of the home. Upon entering through the 8' front door, you will be greeted with a 9' ceiling open concept layout that is beaming with natural light. The space flows seamlessly into a chef's kitchen, complete with an extended island, chimney hood fan, and large pantry. Upstairs are 3 bedrooms, all impressive in size and has closet organizers. Additional noteworthy features include 9' ceiling in the basement, insulated 10' ceiling garage with insulated garage door, triple pane windows, spray foam on rim joists, buried underground utilities, a spacious side yard and a private backyard. For investors or those looking to live with family, the other half of this duplex will be available at a later date. Come take a look for yourself!

Built in 2018

Essential Information

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Price \$453,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,633
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	12622 120 Avenue
Area	Edmonton
Subdivision	Prince Charles
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 0Z5

Amenities

Amenities	On Street Parking, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Front Porch, Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, No Animal Home, No Smoking Home, Infill Property, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Corner Lot, Fenced, Flat Site, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Dovercourt School
Middle	Westmount School
High	Ross Sheppard School

Additional Information

Date Listed	September 12th, 2025
Days on Market	3
Zoning	Zone 04

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