

# \$799,900 - 11739 122 Street, Edmonton

MLS® #E4414587

**\$799,900**

3 Bedroom, 2.00 Bathroom, 1,270 sqft  
Single Family on 0.00 Acres

Inglewood (Edmonton), Edmonton, AB

Great location, RM h16 zoning "CORNER" lot 49.9â€™ \* 150â€™ (140'), backing to green space and off leash Park, near Canadian tire & Superstore and public transportation to Kingsway mall. The house is 1270 Sqft 1.5 Storey, separate entrance to basement, has been kept in a good condition. Recent upgrades include exterior vinyl siding, shingles and windows. Lots parking on the cement pad and a large, partially fenced back yard. The upstairs has 2 bedrooms, 1 bathroom, a large living room, dining room, kitchen and extra space upstairs for an office, storage or as a bonus room. Separate entry to basement, you will find one bedroom, large living room with a kitchenette and bathroom. Plenty of opportunities, great potential to build a mid density apartment, hold as a rental property or purchase as your next home!

Built in 1950

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4414587  |
| Price          | \$799,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,270     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1950                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 1 and Half Storey      |
| Status     | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 11739 122 Street     |
| Area        | Edmonton             |
| Subdivision | Inglewood (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5M 0B6              |

### Amenities

|           |                          |
|-----------|--------------------------|
| Amenities | See Remarks              |
| Parking   | Parking Pad Cement/Paved |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Asphalt      |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Asphalt      |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 25th, 2024 |
| Days on Market | 257                 |
| Zoning         | Zone 07             |

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