

## \$314,900 - 8807 123 Avenue, Edmonton

MLS® #E4426254

**\$314,900**

3 Bedroom, 2.50 Bathroom, 1,332 sqft

Condo / Townhouse on 0.00 Acres

Delton, Edmonton, AB

Welcome Home to 8807 123 Ave! This updated 2-storey end unit townhouse offers 3 bedrooms, 3 baths, and a single detached garage. Enjoy brand new vinyl plank and carpet flooring, fresh paint, and a new dishwasher. The main floor is bright and open, featuring a handy 2-piece bath. Upstairs, find 3 bedrooms, including a primary with a 4-piece ensuite, plus a new toilet in each bathroom. The unspoiled basement awaits your ideas! Just steps from Delton Park, schools, and with easy Yellowhead access, this home is move-in ready. Act fast! Some photos virtually staged.

Built in 2007

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4426254          |
| Price          | \$314,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,332             |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |



Status                      Active

**Community Information**

Address                      8807 123 Avenue  
Area                            Edmonton  
Subdivision                Delton  
City                            Edmonton  
County                        ALBERTA  
Province                     AB  
Postal Code                T5B 0B9

**Amenities**

Amenities                    Deck  
Parking Spaces            2  
Parking                       Single Garage Detached

**Interior**

Interior Features        ensuite bathroom  
Appliances                Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric  
Heating                     Forced Air-1, Natural Gas  
Stories                       2  
Has Basement             Yes  
Basement                   Full, Unfinished

**Exterior**

Exterior                     Wood, Vinyl  
Exterior Features        Back Lane, Corner Lot, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby  
Roof                           Asphalt Shingles  
Construction             Wood, Vinyl  
Foundation                Concrete Perimeter

**School Information**

Elementary                Delton  
Middle                       Spruce Avenue  
High                           Victoria School

**Additional Information**

Date Listed                March 18th, 2025  
Days on Market           47

|           |         |
|-----------|---------|
| Zoning    | Zone 05 |
| Condo Fee | \$250   |

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Listing information last updated on May 3rd, 2025 at 11:17pm MDT