

## \$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

MLS® # E4457392

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 |
|----------|--------------------|

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| 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 | 8                    |
| Zoning         | Zone 04              |

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Listing information last updated on September 20th, 2025 at 7:32am MDT