

Courtesy Of Thamir Sharif Of Sable Realty

## **\$449,900 - 12214 121 Avenue, Edmonton**

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MLS® #E4446030

**\$449,900**

3 Bedroom, 3.50 Bathroom, 1,153 sqft  
Condo / Townhouse on 0.00 Acres

Prince Charles, Edmonton, AB

Don't miss this rare opportunity to own a legally suited townhouse in Prince Charles, built by the highly regarded House of Modernity. These units are rarely sold individually—typically you'd need to rent or purchase an entire building to enjoy this level of quality and design. This stylish home features 2 bedrooms and 2 full ensuite bathrooms above grade, plus a legal 1-bedroom, 1-bathroom basement suite with a private entrance—ideal for additional income, guests, or extended family. The main floor boasts: Open-concept layout, 10-ft kitchen peninsula perfect for entertaining, Gas appliances, Durable vinyl flooring throughout. Enjoy a luxurious spa-inspired ensuite, large windows for natural light, and modern finishes throughout. The property is fully landscaped, complete with a private yard and amenity space. Great location in a vibrant, evolving neighborhood close to downtown, transit, parks, and schools. Whether you're an investor or homeowner, this is a must-see!



Built in 2021

### **Essential Information**

MLS® #	E4446030
Price	\$449,900
Bedrooms	3

Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,153
Acres	0.00
Year Built	2021
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	12214 121 Avenue
Area	Edmonton
Subdivision	Prince Charles
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 3C3

### **Amenities**

Amenities	Air Conditioner, Ceiling 10 ft.
Parking	Single Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Stove-Electric, Stove-Gas, Dryer-Two, Refrigerators-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            July 4th, 2025

Days on Market      7

Zoning                 Zone 04

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Listing information last updated on July 11th, 2025 at 5:47pm MDT