

## \$295,000 - 11512 122 Street, Edmonton

MLS® #E4449975

**\$295,000**

2 Bedroom, 1.00 Bathroom, 714 sqft

Single Family on 0.00 Acres

Inglewood (Edmonton), Edmonton, AB

**PRICED TO SELL!** Charming 1914 Character Home in Inglewood on a 10.89 x 42.95 m lot. Enjoy now or develop. This timeless 1-bedroom, den/potential 2nd bedroom, 1-bath gem is full of warmth and creativity, offering **BONUS** detached studio/office/guest accommodation. Home features original hardwood floors and updated kitchen. Large and private fenced yard with fruit trees and plantings provide a garden oasis perfect for quiet mornings or entertaining. Located steps to 124 street, parks, shops, schools, post-secondary institutions, and recreation, this property offers both charm and potential—with opportunities for future development. Bonus: Can be purchased together with neighboring property (MLS E4438483 — separate owner) for added investment value. Property is a fixer upper.

Built in 1914

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449975  |
| Price          | \$295,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 714       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1914                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 11512 122 Street     |
| Area        | Edmonton             |
| Subdivision | Inglewood (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5M 0C1              |

### Amenities

|           |                           |
|-----------|---------------------------|
| Amenities | Parking-Visitor, Workshop |
| Parking   | No Garage                 |

### Interior

|              |                                                    |
|--------------|----------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                          |
| Fireplace    | Yes                                                |
| Fireplaces   | Brick Facing                                       |
| Stories      | 1                                                  |
| Has Basement | Yes                                                |
| Basement     | See Remarks, Unfinished                            |

### Exterior

|                   |                                                                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                                          |
| Exterior Features | Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                                     |
| Construction      | Wood, Vinyl                                                                                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                                                                                   |

### School Information

|            |          |
|------------|----------|
| Elementary | Westglen |
|------------|----------|

|        |           |
|--------|-----------|
| Middle | Westmount |
| High   | Ross Shep |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 27th, 2025 |
| Days on Market | 6               |
| Zoning         | Zone 07         |

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Listing information last updated on August 2nd, 2025 at 12:32pm MDT