

## \$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             32

Zoning	Zone 05
Condo Fee	\$250

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