

## \$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



StatusActive

Community Information

Address8807 123 Avenue  
AreaEdmonton  
SubdivisionDelton  
CityEdmonton  
CountyALBERTA  
ProvinceAB  
Postal CodeT5B 0B9

Amenities

AmenitiesDeck  
Parking Spaces2  
ParkingSingle Garage Detached

Interior

Interior Featuresensuite bathroom  
AppliancesDishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric  
HeatingForced Air-1, Natural Gas  
Stories2  
Has BasementYes  
BasementFull, Unfinished

Exterior

ExteriorWood, Vinyl  
Exterior FeaturesBack Lane, Corner Lot, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby  
RoofAsphalt Shingles  
ConstructionWood, Vinyl  
FoundationConcrete Perimeter

School Information

ElementaryDelton  
MiddleSpruce Avenue  
HighVictoria School

Additional Information

Date ListedMarch 18th, 2025  
Days on Market33

Zoning	Zone 05
Condo Fee	\$250

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 20th, 2025 at 6:47pm MDT