

Courtesy Of Kevin B Grenier Of MaxWell Polaris

# \$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 44

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 May 1st, 2025 at 8:47pm MDT