

## **\$419,000 - 12605 107 Avenue, Edmonton**

MLS® #E4443540

**\$419,000**

5 Bedroom, 2.00 Bathroom, 877 sqft

Single Family on 0.00 Acres

Westmount, Edmonton, AB

Welcome to this charming home with original hardwood floors and a fantastic Westmount location! It features 2 bedrooms, a living room, kitchen and 4 piece bath on the main floor, and 2 more bedrooms upstairs (plenty of room for your family!). In the back there is a large south facing yard for relaxing, gardening or playing, a shed, and lots of room for parking. There is also potential for building a new 2 car garage with a garden suite for future needs. In the basement of the home is a (non legal) 2 bedroom rental suite with 1 full bathroom. The location is very central, with quick access to MacEwan, Downtown, U of A, transit stop (and future LRT), restaurants, shops, cafes, and so many conveniences within walking distance. A terrific family home or investment property. You could also re-develop this property in the future to increase your rental income! Welcome home!

Built in 1936

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4443540  |
| Price          | \$419,000 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 877       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1936                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12605 107 Avenue |
| Area        | Edmonton         |
| Subdivision | Westmount        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5M 1Z5          |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | No Smoking Home              |
| Parking Spaces | 3                            |
| Parking        | No Garage, Rear Drive Access |

### Interior

|              |                                                                                       |
|--------------|---------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Storage Shed, Stove-Electric, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas                                                             |
| Stories      | 2                                                                                     |
| Has Basement | Yes                                                                                   |
| Basement     | Full, Finished                                                                        |

### Exterior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                    |
| Exterior Features | Flat Site, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                       |
| Construction      | Wood, Brick, Stucco                                                                                    |
| Foundation        | Brick, Concrete Perimeter                                                                              |

### School Information

|            |                 |
|------------|-----------------|
| Elementary | WestGlen School |
|------------|-----------------|

|        |                    |
|--------|--------------------|
| Middle | Westminster School |
| High   | Ross Sheppard      |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 76              |
| Zoning         | Zone 07         |

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 September 4th, 2025 at 7:17am MDT