

## \$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, Refrigerator, Storage Shed, Stove-Electric, Washer
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
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Middle	Westminster School
High	Ross Sheppard

### **Additional Information**

Date Listed	June 20th, 2025
Days on Market	88
Zoning	Zone 07

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