

Courtesy Of Brad S Pipella Of Century 21 Masters

## **\$339,097 - 12227 106 Street, Edmonton**

MLS® #E4448054

**\$339,097**

3 Bedroom, 1.00 Bathroom, 958 sqft

Single Family on 0.00 Acres

Westwood (Edmonton), Edmonton, AB

**FIRST TIME BUYERS & INVESTORS!** Many recent upgrades incl. Paint (2025), Furnace (2024), H2O Tank (2019), Dryer (2025) Windows, Doors, Back Flow Valve & Main plumbing stack (2019) This 1.5 storey home offers 1588 sf of developed living space including 2 + 1 bedrooms, 4pc bath & finished basement. The large living rm is perfect for family gatherings and open to a spacious dining space with plenty of windows and natural light. The kitchen has updated counter tops and ample cupboard space. The 4pc bath is outfitted with modern fixtures and subway tile. Upstairs you will find 2 good sized bedrooms with large windows. The basement has a family/rec room, 3rd bedrm/den & large laundry/storage rm with plumbing rough-ins for a 2nd bathroom. The backyard is fully fenced & features a large deck, oversized single garage, RV parking & huge yard space. Steps from the community spray park & quick access to NAIT, Yellowhead Tr, Downtown & Royal Alex. Move-In ready & a great investment with its large lot size of 41'x150'.

Built in 1948

### **Essential Information**

MLS® # E4448054

Price \$339,097



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 958                    |
| Acres          | 0.00                   |
| Year Built     | 1948                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 12227 106 Street    |
| Area        | Edmonton            |
| Subdivision | Westwood (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5G 2R9             |

### Amenities

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Deck, Hot Water Natural Gas, No Smoking Home, Vinyl Windows |
| Parking Spaces | 3                                                                              |
| Parking        | RV Parking, Single Garage Detached                                             |

### Interior

|              |                                                                                                       |
|--------------|-------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Freezer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                             |
| Stories      | 2                                                                                                     |
| Has Basement | Yes                                                                                                   |
| Basement     | Full, Finished                                                                                        |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                     |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                   |
|------------|-------------------|
| Elementary | Delton School K-6 |
| Middle     | Spruce Avenue 7-9 |
| High       | Victoria 10-12    |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 18              |
| Zoning         | Zone 08         |

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 August 2nd, 2025 at 10:32pm MDT