# \$399,000 - 12605 107 Avenue, Edmonton

MLS® #E4443540

#### \$399,000

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 \$399,000

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

Middle Westminster School

High Ross Sheppard

### **Additional Information**

Date Listed June 20th, 2025

Days on Market 134

Zoning Zone 07

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