

# \$1,765,900 - 12903 107 Avenue, Edmonton

MLS® #E4418068

**\$1,765,900**

1 Bedroom, 2.00 Bathroom, 4,198 sqft  
Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

Investor Alert! This stunning high end 5 unit townhome, is located in the heart of Westmount - Edmonton's trendiest neighbourhood. Only minutes from downtown and walking distance to 124th street. This property has 4 - 3 bedroom, 3 bathroom townhomes and 1 legal basement suite with potential for more. The units feature stunning kitchens, quartz countertops, upgraded stainless steel appliances, 9 foot ceilings, HRV, Nest Thermostat and the list goes on. One unit has solar panels and a fully finished basement. There is potential for more legal basement suites as well. All units rented out for total monthly revenue of \$9520 per month. Only bills are building insurance and property taxes. Tenant's pay all utilities and snow removal.

Built in 2018

## Essential Information

MLS® #	E4418068
Price	\$1,765,900
Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	4,198
Acres	0.00
Year Built	2018



Floor Plan // Room Dimensions



Type	Condo / Townhouse
Sub-Type	4PLEX
Style	2 Storey
Status	Active

### **Community Information**

Address	12903 107 Avenue
Area	Edmonton
Subdivision	Westmount
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 2A2

### **Amenities**

Amenities	See Remarks
Parking	Single Garage Attached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	See Remarks
Exterior Features	Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby
Roof	See Remarks
Construction	See Remarks
Foundation	See Remarks

### **Additional Information**

Date Listed	January 14th, 2025
Days on Market	110
Zoning	Zone 07

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Listing information last updated on May 3rd, 2025 at 11:47pm MDT