\$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 137

Zoning Zone 07

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