

## \$350,000 - 12315 103 Street, Edmonton

MLS® #E4460302

**\$350,000**

3 Bedroom, 1.00 Bathroom, 1,067 sqft  
Single Family on 0.00 Acres

Westwood (Edmonton), Edmonton, AB

Stunning Style & Excellent Location! This beautiful bright and modern designed 1.5 storey home, is located in the perfect spot a quiet tree-lined street in Westwood with convenient access to Downtown and the Yellowhead! The huge yard (42' x 150') is the perfect place for pets or kids to run around or host a back yard bbq! New shingles in 2023 and the deck and fences are both newer as well. Spacious throughout, with 2 bedrooms on the second floor and 1 bedroom on the main floor, giving flexibility for a home office space as an option. Plenty of storage throughout the home and adorable play space in the upstairs kids' bedroom! This basement is unfinished to use or develop as you wish. Walking distance to Vanguard College, 15-20 mins walk to NAIT, and 20 mins by transit to The Royal Alexandra Hospital. Come see this wonderful home in Westwood!

Built in 1950

### Essential Information

MLS® #	E4460302
Price	\$350,000
Lease Rate	\$13
Bedrooms	3
Bathrooms	1.00
Full Baths	1



Square Footage	1,067
Acres	0.00
Year Built	1950
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	12315 103 Street
Area	Edmonton
Subdivision	Westwood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 2K4

### Amenities

Amenities	Deck
Parking Spaces	2
Parking	Parking Pad Cement/Paved, Single Carport, Single Garage Detached

### Interior

Appliances	Air Conditioner-Window, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Delton
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Middle	Spruce Avenue
High	Victoria

### Additional Information

Date Listed	October 1st, 2025
Days on Market	2
Zoning	Zone 08

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Listing information last updated on October 3rd, 2025 at 7:17am MDT