

## \$475,000 - 12601 107 Avenue, Edmonton

MLS® #E4443510

**\$475,000**

4 Bedroom, 2.00 Bathroom, 1,368 sqft

Single Family on 0.00 Acres

Westmount, Edmonton, AB

Charming single detached home on a huge lot (504.52m2) in desirable Westmount! The main floor features bright living spaces, including a living room, large kitchen with new appliances and countertops, 2 bedrooms and a four piece bathroom. Upstairs is a 3rd bedroom and a flexible loft—perfect for a home office, studio, or playroom. Downstairs, offers a non-legal 1 bedroom suite with 3-piece bathroom, kitchen and living space, as well as a separate entrance—ideal for extended family or guests. The large backyard includes a firepit and room to play, relax or garden as well as future development potential for a new garage with garden suite. This is a great opportunity to live in this vibrant, central neighborhood with a short walk to shops, cafes, theatre, breweries and so much more!

Built in 1939

### Essential Information

MLS® #	E4443510
Price	\$475,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,368
Acres	0.00
Year Built	1939



Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	12601 107 Avenue
Area	Edmonton
Subdivision	Westmount
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 1Z5

### Amenities

Amenities	On Street Parking, Ceiling 9 ft., Detectors Smoke, Fire Pit, No Animal Home, No Smoking Home, Vinyl Windows, See Remarks
Parking	Double Garage Detached

### Interior

Appliances	Dryer, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Microwave Hood Fan-Two, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Corner Lot, Flat Site, Level Land, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Brick, Concrete Perimeter, See Remarks

### School Information

Elementary	WestGlen School
Middle	Westminster School
High	Ross Sheppard School

**Additional Information**

Date Listed                June 20th, 2025  
Days on Market        1  
Zoning                    Zone 07

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