

## \$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        19  
Zoning                    Zone 07

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