

\$440,000 - 12605 107 Avenue, Edmonton

MLS® #E4443540

\$440,000

5 Bedroom, 2.00 Bathroom, 877 sqft

Single Family on 0.00 Acres

Westmount, Edmonton, AB

Welcome to this charming, cozy home on a fair sized lot (396.57) with original hardwood floors. It features 2 bedrooms, a living room, kitchen and 4 piece bath on the main floor, and 2 more bedrooms upstairs. In the basement is a non legal one bedroom suite with a full bathroom. Located in the desirable community of Westmount, there is transit close by and it's within walking distance to so many amenities, including cafes and shops, as well as quick access to MacEwan University. There is a large south facing backyard with a shed and plenty of room to build a garage. A wonderful starter home or terrific investment property!

Built in 1936

Essential Information

| | |
|----------------|------------------------|
| MLS® # | E4443540 |
| Price | \$440,000 |
| 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, Storage Shed, Stove-Electric, Refrigerators-Two |
| 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

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|------------|--------------------|
| Elementary | WestGlen School |
| Middle | Westminster School |
| High | Ross Sheppard |

Additional Information

| | |
|-------------|-----------------|
| Date Listed | June 20th, 2025 |
|-------------|-----------------|

Days on Market 17

Zoning Zone 07

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