# \$439,900 - 12207 109a Avenue, Edmonton

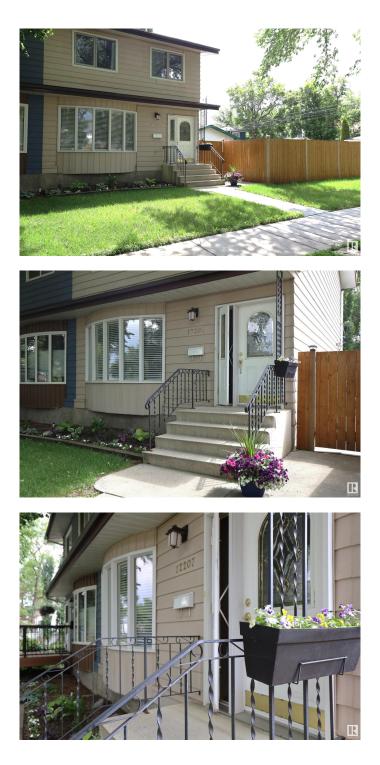
MLS® #E4443732

#### \$439,900

3 Bedroom, 1.50 Bathroom, 1,206 sqft Single Family on 0.00 Acres

Westmount, Edmonton, AB

Fantastic Westmount location...can't get better than this. Walk to schools, dog park, playgrounds, Down-Town, trails/bike, Farmer's Market, dining, shopping this area is Vibrant is a life style not just a Community. Tree lined street, 1200 sq/ft 2 Storey great open concept floor plan, ideal for the family & entertaining. Large tiled front entry, double closet, then opens to the living room, beautiful hard wood floors, big bay window. Family size dining & kitchen area. Main floor updated 2 piece wash room by the back entry. Upstairs updated flooring & fixtures. Large primary bedroom, massive wall to wall closets. 2 other great sized bedrooms both have double closets. Updated 4 piece bath, large vanity. Downstairs is wide open space, laundry, storage, RIDP and framed & partially drywalled bathroom. Side yard is huge, with the zoning, move the fence you could easily develop a Garden Suite Garage/Property. Yard is completely fenced, peaceful & private, patio. One of a kind location and property!!



Built in 1978

#### **Essential Information**

MLS® #	E4443732
Price	\$439,900
Bedrooms	3

Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,206
Acres	0.00
Year Built	1978
Туре	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

# **Community Information**

Address	12207 109a Avenue
Area	Edmonton
Subdivision	Westmount
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 2H4

## Amenities

Amenities	Parking-Extra, Patio, See Remarks
Parking Spaces	4
Parking	RV Parking, See Remarks

## Interior

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

## Exterior

Exterior	Wood, Metal
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Level Land, Playground
	Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Metal

#### Foundation Concrete Perimeter

### **School Information**

Elementary	Westglen School
Middle	Westmount Junior High
High	Ross Sheppard School

### **Additional Information**

Date Listed	June 21st, 2025
Days on Market	16
Zoning	Zone 07

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Listing information last updated on July 7th, 2025 at 1:17pm MDT