

\$1,275,000 - 10347 Villa Avenue, Edmonton

MLS® #E4433662

\$1,275,000

4 Bedroom, 3.50 Bathroom, 2,083 sqft

Single Family on 0.00 Acres

Westmount, Edmonton, AB

PRIVATE RAVINE RETREAT IN PRESTIGIOUS GROAT ESTATES! Nestled in a secluded, forested ravine within Groat Estates, this stunning heritage home offers unmatched privacy and timeless elegance. Set on an immaculately landscaped lot, the home's sandstone exterior and inviting front verandah make a striking first impression. Inside, original character details blend seamlessly with thoughtful modern upgrades, including heated marble floors, modernized fireplaces, and sparkling chandeliers. The home has been respectfully updated with ADVANCED PLUMBING and HEATING systems, NEW WINDOWS as well as environmentally conscious SOLAR PANELS for sustainable living. The heart of this estate is its ravine-backed backyard—a peaceful, private oasis with a secluded lookout surrounded by nature. Whether relaxing in solitude or entertaining guests, this setting offers a tranquil escape just minutes from downtown. Additional features include a spacious triple garage and workshop. TRULY A SANCTUARY IN THE CITY!



Built in 1921

Essential Information

MLS® # E4433662

Price \$1,275,000

| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,083 |
| Acres | 0.00 |
| Year Built | 1921 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 10347 Villa Avenue |
| Area | Edmonton |
| Subdivision | Westmount |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5N 3T9 |

Amenities

| | |
|-----------|--|
| Amenities | Closet Organizers, Deck, No Smoking Home |
| Parking | Triple Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Stove-Gas, Washer, Refrigerators-Two, Garage Heater |
| Heating | Baseboard, Hot Water, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Brick, Stone |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, Ravine View, Schools, |

Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Brick, Stone

Foundation Brick

Additional Information

Date Listed May 1st, 2025

Days on Market 2

Zoning Zone 07

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