

\$419,000 - 12605 107 Avenue, Edmonton

MLS® #E4443540

\$419,000

5 Bedroom, 2.00 Bathroom, 877 sqft

Single Family on 0.00 Acres

Westmount, Edmonton, AB

Welcome to this charming home with original hardwood floors and a fantastic Westmount location! It features 2 bedrooms, a living room, kitchen and 4 piece bath on the main floor, and 2 more bedrooms upstairs (plenty of room for your family!). In the back there is a large south facing yard for relaxing, gardening or playing, a shed, and lots of room for parking. There is also potential for building a new 2 car garage with a garden suite for future needs. In the basement of the home is a (non legal) 2 bedroom rental suite with 1 full bathroom. The location is very central, with quick access to MacEwan, Downtown, U of A, transit stop (and future LRT), restaurants, shops, cafes, and so many conveniences within walking distance. A terrific family home or investment property. You could also re-develop this property in the future to increase your rental income! Welcome home!

Built in 1936

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4443540 |
| Price | \$419,000 |
| 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 | 71 |
| Zoning | Zone 07 |

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Listing information last updated on August 30th, 2025 at 10:47am MDT