

## \$369,900 - 12231 107 Street, Edmonton

MLS® #E4458736

**\$369,900**

4 Bedroom, 1.00 Bathroom, 943 sqft

Single Family on 0.00 Acres

Westwood (Edmonton), Edmonton, AB

Wonderfully Charming in Westwood! This nicely updated 1.5 storey home is located in the highly sought-after neighborhood of Westwood, just minutes from NAIT, LRT, Kingsway, and the Blatchford Fields Development. Sitting on a spacious 584 sqm lot, this property features a huge yard, a great-sized deck, and a sunroom to enjoy year-round. Inside, the main floor offers a bright living room, functional kitchen, 4-piece bathroom, and a formal dining room. Upstairs, you'll find two comfortable bedrooms, while the basement provides an additional bedroom, plenty of storage, and laundry. Whether you're looking for a starter home, rental property, or future infill project, this property checks all the boxes. Don't miss out!

Built in 1948

### Essential Information

MLS® #	E4458736
Price	\$369,900
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	943
Acres	0.00
Year Built	1948



Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	12231 107 Street
Area	Edmonton
Subdivision	Westwood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 2S9

### Amenities

Amenities	Deck, Sunroom
Parking	Rear Drive Access

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Spruce Ave/St Gerard
Middle	Westmount
High	Ross Sheppard/St Joeâ€™s

### Additional Information

Date Listed September 19th, 2025

Days on Market 1

Zoning Zone 08

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