

## \$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

Elementary	WestGlen School
Middle	Westminster School
High	Ross Sheppard

### Additional Information

Date Listed	June 20th, 2025
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Days on Market 9

Zoning Zone 07

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