# \$339,097 - 12227 106 Street, Edmonton

MLS® #E4448054

#### \$339,097

3 Bedroom, 1.00 Bathroom, 958 sqft Single Family on 0.00 Acres

Westwood (Edmonton), Edmonton, AB

FIRST TIME BUYERS & INVESTORS! Many recent upgrades incl. Paint (2025), Furnace (2024), H20 Tank (2019), Dryer (2025) Windows, Doors, Back Flow Valve & Main plumbing stack (2019) This 1.5 storey home offers 1588 sf of developed living space including 2 + 1 bedrooms, 4pc bath & finished basement. The large living rm is perfect for family gatherings and open to a spacious dining space with plenty of windows and natural light. The kitchen has updated counter tops and ample cupboard space. The 4pc bath is outfitted with modern fixtures and subway tile. Upstairs you will find 2 good sized bedrooms with large windows. The basement has a family/rec room, 3rd bedrm/den & large laundry/storage rm with plumbing rough-ins for a 2nd bathroom. The backyard is fully fenced & features a large deck, oversized single garage, RV parking & huge yard space. Steps from the community spray park & quick access to NAIT, Yellowhead Tr, Downtown & Royal Alex. Move-In ready & a great investment with its large lot size of 41'x150'.

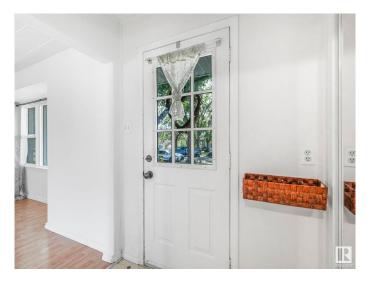
Built in 1948

#### **Essential Information**

MLS® # E4448054 Price \$339,097







Bedrooms 3

Bathrooms 1.00

Full Baths 1

Square Footage 958

Acres 0.00

Year Built 1948

Type Single Family

Sub-Type Detached Single Family

Style 1 and Half Storey

Status Active

# **Community Information**

Address 12227 106 Street

Area Edmonton

Subdivision Westwood (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T5G 2R9

#### **Amenities**

Amenities On Street Parking, Deck, Hot Water Natural Gas, No Animal Home, No

Smoking Home, Vinyl Windows

Parking Spaces 3

Parking RV Parking, Single Garage Detached

#### Interior

Appliances Dishwasher-Built-In, Dryer, Freezer, 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, Vinyl

Exterior Features Back Lane, Fenced, Golf Nearby, Public Transportation, Schools,

**Shopping Nearby** 

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **School Information**

Elementary Delton School K-6

Middle Spruce Avenue 7-9

High Victoria 10-12

## **Additional Information**

Date Listed July 16th, 2025

Days on Market 6

Zoning Zone 08

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 22nd, 2025 at 8:02am MDT