

\$409,900 - 12207 109a Avenue, Edmonton

MLS® #E4443732

\$409,900

3 Bedroom, 1.50 Bathroom, 1,206 sqft

Single Family on 0.00 Acres

Westmount, Edmonton, AB

Fantastic Westmount location...can't get better than this. Walk to schools, dog park, playgrounds, Down-Town, trails/bike, Farmer's Market, dining, shopping this area is Vibrant is a life style not just a Community. Tree lined street, 1200 sq/ft 2 Storey great open concept floor plan, ideal for the family & entertaining. Large tiled front entry, double closet, then opens to the living room, beautiful hard wood floors, big bay window. Family size dining & kitchen area. Main floor updated 2 piece wash room by the back entry. Upstairs updated flooring & fixtures. Large primary bedroom, massive wall to wall closets. 2 other great sized bedrooms both have double closets. Updated 4 piece bath, large vanity. Downstairs is wide open space, laundry, storage, RIDP and framed & partially drywalled bathroom. Side yard is huge, with the zoning, move the fence you could easily develop a Garden Suite Garage/Property. Yard is completely fenced, peaceful & private, patio. One of a kind location and property!!

Built in 1978

Essential Information

MLS® # E4443732

Price \$409,900

Bedrooms 3



| | |
|----------------|---------------|
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,206 |
| Acres | 0.00 |
| Year Built | 1978 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 12207 109a Avenue |
| Area | Edmonton |
| Subdivision | Westmount |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5M 2H4 |

Amenities

| | |
|----------------|-----------------------------------|
| Amenities | Parking-Extra, Patio, See Remarks |
| Parking Spaces | 4 |
| Parking | RV Parking, See Remarks |

Interior

| | |
|--------------|---|
| Appliances | Dryer, Microwave 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, Metal |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Metal |

Foundation Concrete Perimeter

School Information

Elementary Westglen School
Middle Westmount Junior High
High Ross Sheppard School

Additional Information

Date Listed June 21st, 2025
Days on Market 64
Zoning Zone 07

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