

## **\$569,900 - 12614 106 Avenue, Edmonton**

---

MLS® #E4456084

**\$569,900**

5 Bedroom, 2.00 Bathroom, 1,972 sqft

Single Family on 0.00 Acres

Westmount, Edmonton, AB

Welcome home to this charming two-and-a-half-storey character home nestled on a picturesque street in the heart of Westmount. Featuring four spacious bedrooms above grade, plus an additional bedroom in the basement, and two full bathrooms, this home blends historic charm, location, and space for the modern family. The interior showcases original character details, including timeless woodwork and elegant fixtures, complemented by newer Pella wood windows and a newer roof. Enjoy peaceful evenings on the beautiful front porch, ideal for relaxing or welcoming guests. Upstairs are four bedrooms and a full bathroom. The basement offers a rec room, fifth bedroom, and second full bathroom. A large, functional mudroom offers convenient storage & access to the backyard and double detached garage w/ loft. Situated within easy walking distance of vibrant shops and restaurants on 124 Street, parks, and schools, this property offers a rare combination of location, character, and comfort. Don't miss this Westmount gem!

Built in 1933

### **Essential Information**

MLS® # E4456084

Price \$569,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,972                  |
| Acres          | 0.00                   |
| Year Built     | 1933                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12614 106 Avenue |
| Area        | Edmonton         |
| Subdivision | Westmount        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5N 0Z7          |

### Amenities

|           |                                           |
|-----------|-------------------------------------------|
| Amenities | Ceiling 9 ft., Front Porch                |
| Parking   | Double Garage Detached, Rear Drive Access |

### Interior

|              |                                                                                                                     |
|--------------|---------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Stove-Countertop Gas, Vacuum Systems, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                           |
| Fireplace    | Yes                                                                                                                 |
| Fireplaces   | Insert                                                                                                              |
| Stories      | 4                                                                                                                   |
| Has Basement | Yes                                                                                                                 |
| Basement     | Full, Finished                                                                                                      |

### Exterior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Asphalt                                                                                            |
| Exterior Features | Back Lane, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                         |

|              |               |
|--------------|---------------|
| Construction | Wood, Asphalt |
| Foundation   | Block         |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 10                  |
| Zoning         | Zone 07             |

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 September 14th, 2025 at 5:17pm MDT