

Courtesy Of Clare Packer Of RE/MAX Excellence

\$1,550,000 - 10317 Villa Avenue, Edmonton

MLS® #E4465797

\$1,550,000

6 Bedroom, 4.00 Bathroom, 3,330 sqft

Single Family on 0.00 Acres

Westmount, Edmonton, AB

An exceptional blend of historic character & modern luxury in one of Edmonton's most cherished neighbourhoods. Situated on a rare 1/3 acre ravine lot in Historic Westmount, this grand 1912 residence has been lovingly modernized & has so much to offer. This impressive 6 bedroom, 4 bathroom estate has been extensively renovated. The main floor features a regal living room with a beautiful fireplace, & spacious dining area - great for entertaining. Next is the fully renovated, south-facing chef's kitchen with breakfast nook - offering deck access & unobstructed river valley views. The floor is complete with a full bathroom & bedroom/office. Upstairs is the primary suite featuring a fireplace, walk-in closet and spa-like ensuite w/ heated floors & clawfoot soaker tub. Two more bedrooms, laundry, full bath & deck complete the level. 5th bedroom or flex room with excellent storage on 3rd level. Fully finished walk out basement with heated mudroom & full bath, bedroom, bonus room w/ fireplace, attached garage!

Built in 1912

Essential Information

MLS® # E4465797

Price \$1,550,000



Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	3,330
Acres	0.00
Year Built	1912
Type	Single Family
Sub-Type	Detached Single Family
Style	3 Storey
Status	Active

Community Information

Address	10317 Villa Avenue
Area	Edmonton
Subdivision	Westmount
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 3T8

Amenities

Amenities	Deck, Sunroom, Walkout Basement, Rooftop Deck/Patio
Parking	Over Sized, Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings
Heating	Baseboard, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Mantel, Tile Surround
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Brick, Hardie Board Siding
Exterior Features	Backs Onto Park/Trees, Landscaped, No Back Lane, Ravine View, Schools, Shopping Nearby, Treed Lot, View City

Roof	Asphalt Shingles
Construction	Brick, Hardie Board Siding
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 14th, 2025
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 November 14th, 2025 at 8:17pm MST