

## \$319,900 - 12235 104 Street, Edmonton

MLS® #E4440034

**\$319,900**

3 Bedroom, 2.00 Bathroom, 807 sqft

Single Family on 0.00 Acres

Westwood (Edmonton), Edmonton, AB

40 X 150 LOT - This immaculately maintained home in the sought-after community of Westwood offers endless possibilities! Featuring 2 separate living spaces with a private entrance, this property is perfect for investors, families, or those looking to capitalize on future development potential. Inside, the upper level boasts a bright and inviting living area, a spacious kitchen, and 2 generously sized bedrooms with ample closet space. A full bathroom completes this level, providing both comfort and convenience. Downstairs, the lower level offers a large, open-concept living area, a fully equipped second kitchen, an additional spacious bedroom, and a second full bathroom—ideal for rental income, multi-generational living, or a private guest suite. With its well-kept condition and functional layout, this home is move-in ready. The large lot also presents a fantastic opportunity for investors looking to rezone for future development. Don't miss this incredible opportunity!

Built in 1949

### Essential Information

MLS® # E4440034

Price \$319,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 807                    |
| Acres          | 0.00                   |
| Year Built     | 1949                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 12235 104 Street    |
| Area        | Edmonton            |
| Subdivision | Westwood (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5G 2L7             |

### Amenities

|           |                                                                    |
|-----------|--------------------------------------------------------------------|
| Amenities | On Street Parking, Detectors Smoke, No Smoking Home, Parking-Extra |
| Parking   | Single Garage Detached                                             |

### Interior

|              |                                                                |
|--------------|----------------------------------------------------------------|
| Appliances   | Dryer, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                                      |
| Stories      | 2                                                              |
| Has Suite    | Yes                                                            |
| Has Basement | Yes                                                            |
| Basement     | Full, Finished                                                 |

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                 |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                            |
| Construction      | Wood, Vinyl                                                                                 |
| Foundation        | Concrete Perimeter                                                                          |

### Additional Information

Date Listed June 3rd, 2025

Days on Market 100

Zoning Zone 08

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