

## \$409,900 - 12246 103 Street, Edmonton

MLS® #E4453582

**\$409,900**

3 Bedroom, 3.50 Bathroom, 1,437 sqft

Single Family on 0.00 Acres

Westwood (Edmonton), Edmonton, AB

Invest in your future with this exceptional 2013 two-story duplex in Edmonton's vibrant Westwood, perfectly situated blocks from NAIT, LRT, and KingswayMall. Whether you're seeking a smart investment this property delivers: enjoy a 3-bed, 1.5-bath main/upper level with a full kitchen, gas fireplace, and a west-facing deck, plus a private side entrance to a 1-bed, 1-bath with its own kitchen and laundry.

Built in 2011

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4453582      |
| Price          | \$409,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,437         |
| Acres          | 0.00          |
| Year Built     | 2011          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information



|             |                     |
|-------------|---------------------|
| Address     | 12246 103 Street    |
| Area        | Edmonton            |
| Subdivision | Westwood (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5G 2K1             |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Detached |

### **Interior**

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                             |
| Appliances        | Garage Control, Garage Opener, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                    |
| Stories           | 3                                                                                                                            |
| Has Suite         | Yes                                                                                                                          |
| Has Basement      | Yes                                                                                                                          |
| Basement          | Full, Finished                                                                                                               |

### **Exterior**

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                            |
| Exterior Features | Back Lane, Not Fenced, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                       |
| Construction      | Wood, Vinyl                                                            |
| Foundation        | Concrete Perimeter                                                     |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 62                |
| Zoning         | Zone 08           |

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Listing information last updated on October 16th, 2025 at 12:17am MDT