

## \$349,000 - 12231 107 Street, Edmonton

MLS® #E4458736

**\$349,000**

4 Bedroom, 1.00 Bathroom, 943 sqft

Single Family on 0.00 Acres

Westwood (Edmonton), Edmonton, AB

Wonderfully Charming in Westwood! This nicely updated 1.5 storey home is located in the highly sought-after neighborhood of Westwood, just minutes from NAIT, LRT, Kingsway, and the Blatchford Fields Development. Sitting on a spacious 584 sqm lot, this property features a huge yard, a great-sized deck, and a sunroom to enjoy year-round. Inside, the main floor offers a bright living room, functional kitchen, 4-piece bathroom, and a formal dining room. Upstairs, you'll find two comfortable bedrooms, while the basement provides an additional bedroom, plenty of storage, and laundry. Whether you're looking for a starter home, rental property, or future infill project, this property checks all the boxes. Don't miss out!

Built in 1948

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4458736  |
| Price          | \$349,000 |
| Bedrooms       | 4         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 943       |
| Acres          | 0.00      |
| Year Built     | 1948      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 1 and Half Storey      |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 12231 107 Street    |
| Area        | Edmonton            |
| Subdivision | Westwood (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5G 2S9             |

### Amenities

|           |                   |
|-----------|-------------------|
| Amenities | Deck, Sunroom     |
| Parking   | Rear Drive Access |

### Interior

|              |                                                                               |
|--------------|-------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                     |
| Stories      | 3                                                                             |
| Has Basement | Yes                                                                           |
| Basement     | Full, Finished                                                                |

### Exterior

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

### School Information

|            |                        |
|------------|------------------------|
| Elementary | Spruce Ave/St Gerard   |
| Middle     | Westmount              |
| High       | Ross Sheppard/St Joe's |

### Additional Information

Date Listed September 19th, 2025

Days on Market 27

Zoning Zone 08

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Listing information last updated on October 16th, 2025 at 2:02am MDT