

# \$950,000 - 12521 109a Avenue, Edmonton

MLS® #E4435623

**\$950,000**

4 Bedroom, 3.50 Bathroom, 2,897 sqft  
Single Family on 0.00 Acres

Westmount, Edmonton, AB

Located in Westmount’s Heritage District, this enchanting 1912 Victorian home blends historic charm with modern comfort. Featured in films and magazines, this 4-bedroom, 3.5-bath home offers over 3,000 sq ft of refined living space. The grand foyer leads to two elegant staircases, while the chef’s kitchen boasts butcher block counters, a built-in fridge, vintage-style gas stove, and custom cabinetry. Entertain in the formal dining room or relax in the sunlit great room with wood-burning fireplace. A main-floor library with rolling ladder and curved staircase is a book lover’s dream. Upstairs, the primary suite offers an ensuite and reading nook, with two additional bedrooms and a full bath. The basement includes a fourth bedroom, storage, craft room, and living space. Recent upgrades, including solar panels, enhance efficiency and reduce utility costs, updated electrical and plumbing.

Built in 1912

## Essential Information

MLS® #	E4435623
Price	\$950,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	2,897
Acres	0.00
Year Built	1912
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	12521 109a Avenue
Area	Edmonton
Subdivision	Westmount
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 2H8

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Front Porch, Hot Water Natural Gas, No Smoking Home, Patio, R.V. Storage, Vinyl Windows
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Oven-Built-In, Stacked Washer/Dryer, Stove-Gas, Window Coverings, Refrigerators-Two, Curtains and Blinds, Garage Heater
Heating	Forced Air-2, Wood Stove, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 9th, 2025
Days on Market	3
Zoning	Zone 07

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