

## \$459,900 - 12620 109 Avenue, Edmonton

MLS® #E4439687

**\$459,900**

3 Bedroom, 2.50 Bathroom, 1,607 sqft

Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

In the Heart of sought after Westmount sits this large half duplex with a double attached garage. This incredible location is one of the most desirable central neighborhoods. Across from a school, park, Westmount fitness club, three blocks from trendy 124st with cafes and restaurants making for an amazing walkable neighborhood. Downtown and the River Valley are at your doorstep! The home has been nicely upgraded including shingles in 2015, HWT in 2018, some appliances only 2 years old, vinyl flooring baseboard and paint in 2025. Built in 1994 by the owner's family this condo has NO CONDO FEES or MANAGEMENT COMPANY, when it was built the city didn't allow for lot splitting.

Built in 1994

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4439687  |
| Price          | \$459,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,607     |
| Acres          | 0.00      |
| Year Built     | 1994      |



|          |                   |
|----------|-------------------|
| Type     | Condo / Townhouse |
| Sub-Type | Half Duplex       |
| Style    | 2 Storey          |
| Status   | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12620 109 Avenue |
| Area        | Edmonton         |
| Subdivision | Westmount        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5M 4C2          |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Corner Lot, Not Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 18             |

## Zoning

## Zone 07

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