

\$265,000 - 12248 105 Street, Edmonton

MLS® #E4455289

\$265,000

2 Bedroom, 1.00 Bathroom, 624 sqft

Single Family on 0.00 Acres

Westwood (Edmonton), Edmonton, AB

Incredible Investment Opportunity! This family-owned 2-bedroom Raised Bungalow sits on a 33 X 150 SQ.FT lot perfect for a front & back infill duplex or make it your next rental investment property project or home sweet home. The property location is in the neighborhood of Westwood steps from NAIT College campus, Kingsway Mall, Royal Alex Hospital, & Glenrose Hospital. Property showcases great curb appeal with its stucco exterior finishing and has great bones. The main floor greets you with living room, dining room, 4-piece bath, 1 bedroom, & kitchen. The side door entry takes you down to the basement offering 1 bedroom & living room area. (Potential for future suite). The basement has 5 large windows bringing in lots of natural light. The furnace & hot water tank are newer and efficient. The chain link fenced-in backyard is perfect for enjoyment w/ lots of green space. The oversized double garage is great for lifting & working on your vehicles. A rare opportunity awaits you on this family-owned home.

Built in 1930

Essential Information

MLS® # E4455289

Price \$265,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	624
Acres	0.00
Year Built	1930
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

Community Information

Address	12248 105 Street
Area	Edmonton
Subdivision	Westwood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 2N8

Amenities

Amenities	See Remarks
Parking	Double Garage Detached, Over Sized

Interior

Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Lot Description	33 x 150 SQ.FT
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed August 29th, 2025
Days on Market 1
Zoning Zone 08

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