

\$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 29

Zoning Zone 08

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 18th, 2025 at 2:32am MDT