

## \$349,900 - 12119 102 Street, Edmonton

MLS® #E4462512

### \$349,900

2 Bedroom, 2.00 Bathroom, 1,152 sqft

Single Family on 0.00 Acres

Westwood (Edmonton), Edmonton, AB

Opportunity knocks! This home offers a chance to update and make it your own in a lovely, mature neighbourhood. As you enter the home, you are greeted with a bright front living room. It is adjacent to the kitchen with a convenient servery and plenty of storage. The eat-in dining area provides a cozy space for family meals. Down the hall are two spacious bedrooms and a 4 piece main bathroom. The partially finished basement includes a 3 piece bathroom and offers great potential for future development. Outside, enjoy a large, fully fenced backyard with double detached garage, greenhouse, shed, and a generous garden area. Located in the neighbourhood of Westwood, this home is close to schools, shopping, restaurants, and NAIT campus.

Built in 1956

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4462512  |
| Price          | \$349,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,152     |
| Acres          | 0.00      |
| Year Built     | 1956      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 12119 102 Street    |
| Area        | Edmonton            |
| Subdivision | Westwood (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5G 2G8             |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Greenhouse             |
| Parking   | Double Garage Detached |

### Interior

|              |                                  |
|--------------|----------------------------------|
| Appliances   | Freezer, Refrigerator, Stove-Gas |
| Heating      | Forced Air-1, Natural Gas        |
| Stories      | 1                                |
| Has Basement | Yes                              |
| Basement     | Full, Partially Finished         |

### Exterior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                          |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                            |
| Construction      | Wood, Stone, Vinyl                                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                                          |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 08            |

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Listing information last updated on October 19th, 2025 at 12:32pm MDT