

## \$319,900 - 12235 104 Street, Edmonton

MLS® #E4440034

**\$319,900**

3 Bedroom, 2.00 Bathroom, 807 sqft

Single Family on 0.00 Acres

Westwood (Edmonton), Edmonton, AB

40 X 150 LOT - This immaculately maintained home in the sought-after community of Westwood offers endless possibilities! Featuring 2 separate living spaces with a private entrance, this property is perfect for investors, families, or those looking to capitalize on future development potential. Inside, the upper level boasts a bright and inviting living area, a spacious kitchen, and 2 generously sized bedrooms with ample closet space. A full bathroom completes this level, providing both comfort and convenience. Downstairs, the lower level offers a large, open-concept living area, a fully equipped second kitchen, an additional spacious bedroom, and a second full bathroom—ideal for rental income, multi-generational living, or a private guest suite. With its well-kept condition and functional layout, this home is move-in ready. The large lot also presents a fantastic opportunity for investors looking to rezone for future development. Don't miss this incredible opportunity!

Built in 1949

### Essential Information

MLS® # E4440034

Price \$319,900

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	807
Acres	0.00
Year Built	1949
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	12235 104 Street
Area	Edmonton
Subdivision	Westwood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 2L7

### Amenities

Amenities	On Street Parking, Detectors Smoke, No Smoking Home, Parking-Extra
Parking	Single Garage Detached

### Interior

Appliances	Dryer, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 3rd, 2025

Days on Market 64

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 August 6th, 2025 at 1:17am MDT