

## \$409,900 - 12207 109a Avenue, Edmonton

MLS® #E4443732

**\$409,900**

3 Bedroom, 1.50 Bathroom, 1,206 sqft

Single Family on 0.00 Acres

Westmount, Edmonton, AB

Fantastic Westmount location...can't get better than this. Walk to schools, dog park, playgrounds, Down-Town, trails/bike, Farmer's Market, dining, shopping this area is Vibrant is a life style not just a Community. Tree lined street, 1200 sq/ft 2 Storey great open concept floor plan, ideal for the family & entertaining. Large tiled front entry, double closet, then opens to the living room, beautiful hard wood floors, big bay window. Family size dining & kitchen area. Main floor updated 2 piece wash room by the back entry. Upstairs updated flooring & fixtures. Large primary bedroom, massive wall to wall closets. 2 other great sized bedrooms both have double closets. Updated 4 piece bath, large vanity. Downstairs is wide open space, laundry, storage, RIDP and framed & partially drywalled bathroom. Side yard is huge, with the zoning, move the fence you could easily develop a Garden Suite Garage/Property. Yard is completely fenced, peaceful & private, patio. One of a kind location and property!!

Built in 1978

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4443732  |
| Price    | \$409,900 |
| Bedrooms | 3         |



|                |               |
|----------------|---------------|
| Bathrooms      | 1.50          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,206         |
| Acres          | 0.00          |
| Year Built     | 1978          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 12207 109a Avenue |
| Area        | Edmonton          |
| Subdivision | Westmount         |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5M 2H4           |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Parking-Extra, Patio, See Remarks |
| Parking Spaces | 4                                 |
| Parking        | RV Parking, See Remarks           |

### Interior

|              |                                                                                   |
|--------------|-----------------------------------------------------------------------------------|
| Appliances   | Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                         |
| Stories      | 2                                                                                 |
| Has Basement | Yes                                                                               |
| Basement     | Full, Finished                                                                    |

### Exterior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Metal                                                                                                                           |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                      |
| Construction      | Wood, Metal                                                                                                                           |

Foundation                Concrete Perimeter

**School Information**

Elementary                Westglen School  
Middle                    Westmount Junior High  
High                        Ross Sheppard School

**Additional Information**

Date Listed                June 21st, 2025  
Days on Market        61  
Zoning                    Zone 07

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