

## **\$320,000 - 12311 104 Street, Edmonton**

---

MLS® #E4419822

**\$320,000**

5 Bedroom, 2.00 Bathroom, 1,200 sqft

Single Family on 0.00 Acres

Westwood (Edmonton), Edmonton, AB

Get Inspired in Westwood! ATTENTION INVESTORS - Fantastic redevelopment opportunity in desirable WESTWOOD ON A BEAUTIFUL TREED LOT. 44x149.93 Lot. Great holding property with 4 beds and 2 full baths. Side entry and opportunity for an In-Law Suite in the basement! Double Garage in the back and a large yard. Fantastic building opportunity. Lots of infills, Side By Side Duplexes and 4 Plexes in the area! With ease of access to Yellowhead, Nait, Kingsway and Downtown. Take advantage of the MLI select programs!

Built in 1949

### **Essential Information**

MLS® #	E4419822
Price	\$320,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,200
Acres	0.00
Year Built	1949
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active



## Community Information

Address	12311 104 Street
Area	Edmonton
Subdivision	Westwood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 2L9

## Amenities

Amenities	Off Street Parking, On Street Parking
Parking	Single Garage Detached

## Interior

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

## Exterior

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

## Additional Information

Date Listed	January 31st, 2025
Days on Market	90
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 May 1st, 2025 at 8:32pm MDT