

## \$245,000 - 12248 105 Street, Edmonton

MLS® #E4455289

**\$245,000**

2 Bedroom, 1.00 Bathroom, 624 sqft

Single Family on 0.00 Acres

Westwood (Edmonton), Edmonton, AB

**HUGE WORKSHOP DOUBLE GARAGE!** This family-owned 2-bedroom Raised Bungalow sits on a 33 X 150 SQ.FT lot on one of the best street in Westwood.. Make this your home sweet home or next rental investment property. The property location is in the neighborhood of Westwood steps from NAIT College campus, Kingsway Mall, Royal Alex Hospital, & Glenrose Hospital. Property showcases great curb appeal with its stucco exterior finishing and has great bones. The main floor greets you with living room, dining room, 4-piece bath, 1 bedroom, & kitchen. The side door entry takes you down to the basement offering 1 bedroom & living room area. (Potential for future suite). The basement has 5 large windows bringing in lots of natural light. The furnace & hot water tank are newer and efficient. The chain link fenced-in backyard is perfect for enjoyment w/ lots of green space. The oversized double garage is great for lifting & working on your vehicles. A rare opportunity awaits you on this family-owned home.

Built in 1930

### Essential Information

MLS® # E4455289

Price \$245,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 624                    |
| Acres          | 0.00                   |
| Year Built     | 1930                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Raised Bungalow        |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 12248 105 Street    |
| Area        | Edmonton            |
| Subdivision | Westwood (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5G 2N8             |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | See Remarks                        |
| Parking   | Double Garage Detached, Over Sized |

### Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | See Remarks               |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Partially Finished  |

### Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                          |
| Exterior Features | Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Lot Description   | 33 x 150 SQ.FT                                                                                        |
| Roof              | Asphalt Shingles                                                                                      |
| Construction      | Wood, Stucco                                                                                          |
| Foundation        | Concrete Perimeter                                                                                    |

**Additional Information**

Date Listed            August 29th, 2025  
Days on Market      13  
Zoning                Zone 08

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