

## \$439,900 - 12207 109a Avenue, Edmonton

MLS® #E4443732

**\$439,900**

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	\$439,900
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                22  
Zoning                              Zone 07

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