Courtesy Of Kerry Singh Of Century 21 Masters

$535,000 - 12707 107 Avenue, Edmonton

MLS® #E4437625

$535,000
5 Bedroom, 2.00 Bathroom, 1,130 sqft
Single Family on 0.00 Acres

Westmount, Edmonton, AB

Investor alert! Situated on a large 696 sq. meter corner lot zoned RS in the sought-after neighbourhood of Westmount, this property offers outstanding value and future potential. Featuring a legal basement suite, this home includes 3 bedrooms and 1 full bath on the main floor, plus 2 bedrooms and another full bath belowâ€”ideal for generating rental income or multi-generational living. Recent upgrades over the years add to the home's appeal, while the spacious layout ensures comfortable living on both levels. With ample parking along the street and a rear parking pad off the alley, tenants and guests will appreciate the convenience. Located just steps from public transit and close to downtown, shops, and schools, this is a prime opportunity to own in one of Edmontonâ€™s most desirable areas. Whether you're looking to expand your rental portfolio or create a beautiful infill development, this property checks all the boxes.

Built in 1954

Essential Information

MLS® #	E4437625
Price	$535,000
Bedrooms	5
Bathrooms	2.00

Full Baths	2
Square Footage	1,130
Acres	0.00
Year Built	1954
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	12707 107 Avenue
Area	Edmonton
Subdivision	Westmount
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 1Z7

Amenities

Amenities	Off Street Parking, On Street Parking, Detectors Smoke, Patio
Parking	Rear Drive Access, See Remarks

Interior

Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Corner Lot, Fenced, Flat Site, Landscaped, Paved Lane, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

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

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