

\$499,900 - 12707 107 Avenue, Edmonton

MLS® #E4437625

\$499,900

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 below—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 Edmonton'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 | \$499,900 |
| 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 64

Zoning Zone 07

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Listing information last updated on July 24th, 2025 at 12:17am MDT