

\$334,900 - 12235 104 Street, Edmonton

MLS® #E4440034

\$334,900

3 Bedroom, 2.00 Bathroom, 807 sqft

Single Family on 0.00 Acres

Westwood (Edmonton), Edmonton, AB

This immaculately maintained home in the sought-after community of Westwood offers endless possibilities! Featuring 2 separate living spaces with a private entrance, this property is perfect for investors, families, or those looking to capitalize on future development potential. Inside, the upper level boasts a bright and inviting living area, a spacious kitchen, and 2 generously sized bedrooms with ample closet space. A full bathroom completes this level, providing both comfort and convenience. Downstairs, the lower level offers a large, open-concept living area, a fully equipped second kitchen, an additional spacious bedroom, and a second full bathroom—ideal for rental income, multi-generational living, or a private guest suite. With its well-kept condition and functional layout, this home is move-in ready. The large lot also presents a fantastic opportunity for investors looking to rezone for future development. Don't miss this incredible opportunity!



Built in 1949

Essential Information

MLS® # E4440034

Price \$334,900

Bedrooms 3

| | |
|----------------|------------------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 807 |
| Acres | 0.00 |
| Year Built | 1949 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 12235 104 Street |
| Area | Edmonton |
| Subdivision | Westwood (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5G 2L7 |

Amenities

| | |
|-----------|--|
| Amenities | On Street Parking, Detectors Smoke, No Smoking Home, Parking-Extra |
| Parking | Single Garage Detached |

Interior

| | |
|--------------|--|
| Appliances | Dryer, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed June 3rd, 2025

Days on Market 6

Zoning Zone 08

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