

# \$1,700,000 - 10317 Villa Avenue, Edmonton

MLS® #E4440196

**\$1,700,000**

5 Bedroom, 4.00 Bathroom, 3,274 sqft

Single Family on 0.00 Acres

Westmount, Edmonton, AB

Timeless Westmount Estate Backing onto a Ravine – A Rare Historical Offering  
Welcome to 10317 Villa Avenue NW – a stately 1912-built residence on an impressive 1/3 AC ravine lot in Historical Westmount. Extensively renovated & expanded in 2010, this 5-bedroom + sunroom, 4-bathroom home blends classic craftsmanship with modern comfort. The original living & dining rooms feature oversized 1912 trim & a NG FP insert, while the spacious primary suite offers a NG FP, in-floor heated ensuite, & generous proportions. Enjoy radiant heating throughout, including in-floor heat in the boot room & oversized 1.5 attached garage (with drain). The professionally landscaped, south-facing backyard is a timeless retreat with two decks – a large one off the kitchen & nook, & a second-floor balcony with ravine views. Additional upgrades include: NF FP in the basement family room, a 2013 asphalt shingle roof, & efficient modern mechanicals. All this, steps to 124 Street, top schools, downtown YEG & close to U of Alberta!

Built in 1912

## Essential Information

MLS® #	E4440196
Price	\$1,700,000



Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,274
Acres	0.00
Year Built	1912
Type	Single Family
Sub-Type	Detached Single Family
Style	3 Storey
Status	Active

### Community Information

Address	10317 Villa Avenue
Area	Edmonton
Subdivision	Westmount
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 3T8

### Amenities

Amenities	Deck, No Smoking Home, Sunroom, Walkout Basement, Wood Windows, Rooftop Deck/Patio
Parking Spaces	6
Parking	Over Sized, Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Stove-Countertop Gas, Washer, Window Coverings
Heating	Baseboard, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Brick, Hardie Board Siding
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Exterior Features	Backs Onto Park/Trees, Landscaped, No Back Lane, Ravine View, Rolling Land, Schools, Shopping Nearby, Sloping Lot, Stream/Pond, Treed Lot, View City, See Remarks
Roof	Asphalt Shingles
Construction	Brick, Hardie Board Siding
Foundation	Concrete Perimeter

**School Information**

Elementary	WĀŽHKWĀŠNTĀ”WIN SCHOOL
Middle	WESTMINSTER SCHOOL
High	VICTORIA SCHOOL

**Additional Information**

Date Listed	June 4th, 2025
Days on Market	22
Zoning	Zone 07

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