

\$884,900 - 12417 103 Avenue, Edmonton

MLS® #E4454148

\$884,900

4 Bedroom, 3.50 Bathroom, 2,061 sqft

Single Family on 0.00 Acres

Westmount, Edmonton, AB

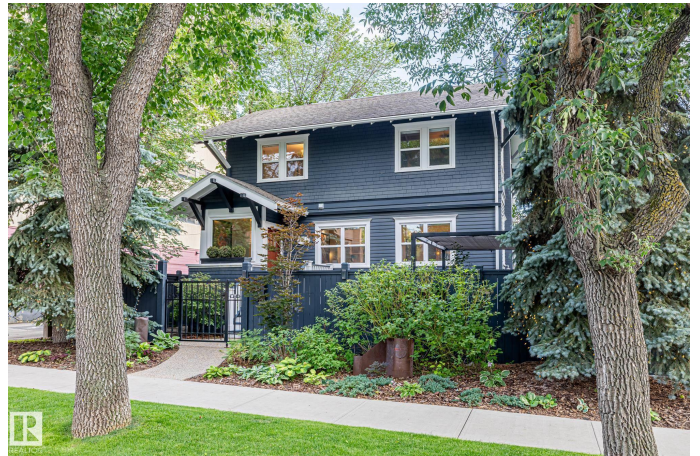
This 2.5-storey Craftsman in Groat Estates (Westmount) blends preserved character and modern updates in a prime location just steps to 124 Street dining, shops and schools. Thoughtfully renovated over the past 7 years with permits. This 1918 home features refinished original hardwood, crown molding, plaster walls and a brick mantel gas fireplace. The main floor offers a bright living and dining area, custom storage, a new powder room and a stunning kitchen with quartz counters, Bosch appliances, pot filler and smart design. Upstairs includes a reconfigured laundry room, 2 bedrooms, a full bath and a spacious primary suite with walk-in closet, luxury ensuite and 3-season sunroom. The finished basement adds a full bath with heated floors, a flex room, a rec space plumbed for a wet bar & a 4th bedroom. Outside enjoy a fenced yard with stone patio, oversized deck, gazebo, hot & cold taps and gas BBQ line. Triple-pane windows, sump pump, heated garage & recent sewer maintenance complete this exceptional home.

Built in 1918

Essential Information

MLS® # E4454148

Price \$884,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,061
Acres	0.00
Year Built	1918
Type	Single Family
Sub-Type	Detached Single Family
Style	2 and Half Storey
Status	Active

Community Information

Address	12417 103 Avenue
Area	Edmonton
Subdivision	Westmount
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 0R4

Amenities

Amenities	On Street Parking, Ceiling 10 ft., Closet Organizers, Deck, Front Porch, No Smoking Home, Skylight, Sunroom
Parking Spaces	2
Parking	Heated, Over Sized, Parking Pad Cement/Paved, Single Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Oven-Microwave, Storage Shed, Stove-Gas, Washer, Window Coverings, Refrigerators-Two, TV Wall Mount
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Mantel
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Park/Reserve, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

School Information

Elementary	W&hkw&ant&win School
Middle	Westminster School
High	Victoria School

Additional Information

Date Listed	August 21st, 2025
Days on Market	13
Zoning	Zone 07

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