

## \$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 70

Zoning Zone 07

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