

## \$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 75

Zoning Zone 07

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 4th, 2025 at 11:02am MDT