

\$320,000 - 12311 104 Street, Edmonton

MLS® #E4419822

\$320,000

5 Bedroom, 2.00 Bathroom, 1,200 sqft

Single Family on 0.00 Acres

Westwood (Edmonton), Edmonton, AB

Get Inspired in Westwood! ATTENTION INVESTORS - Fantastic redevelopment opportunity in desirable WESTWOOD ON A BEAUTIFUL TREED LOT. 44x149.93 Lot. Great holding property with 4 beds and 2 full baths. Side entry and opportunity for an In-Law Suite in the basement! Double Garage in the back and a large yard. Fantastic building opportunity. Lots of infills, Side By Side Duplexes and 4 Plexes in the area! With ease of access to Yellowhead, Nait, Kingsway and Downtown. Take advantage of the MLI select programs!



Built in 1949

Essential Information

MLS® #	E4419822
Price	\$320,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,200
Acres	0.00
Year Built	1949
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	12311 104 Street
Area	Edmonton
Subdivision	Westwood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 2L9

Amenities

Amenities	Off Street Parking, On Street Parking
Parking	Single Garage Detached

Interior

Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	January 31st, 2025
Days on Market	90
Zoning	Zone 08

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 April 30th, 2025 at 6:17pm MDT