

## \$350,000 - 12315 103 Street, Edmonton

MLS® #E4460302

**\$350,000**

3 Bedroom, 1.00 Bathroom, 1,067 sqft

Single Family on 0.00 Acres

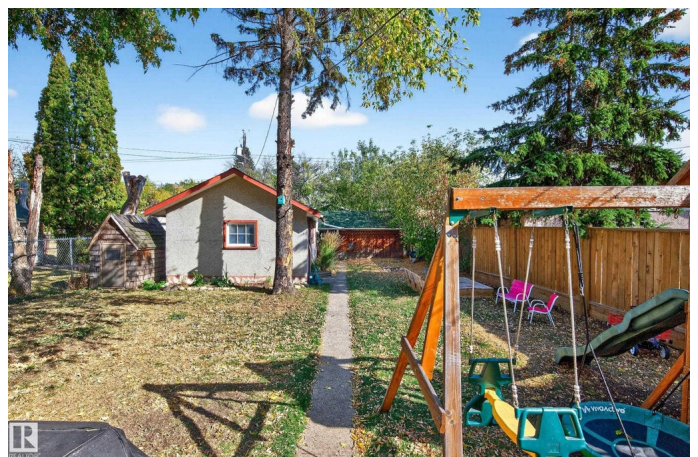
Westwood (Edmonton), Edmonton, AB

Stunning Style & Excellent Location! This beautiful bright and modern designed 1.5 storey home, is located in the perfect spot a quiet tree-lined street in Westwood with convenient access to Downtown and the Yellowhead! The huge yard (42' x 150') is the perfect place for pets or kids to run around or host a back yard bbq! New shingles in 2023 and the deck and fences are both newer as well. Spacious throughout, with 2 bedrooms on the second floor and 1 bedroom on the main floor, giving flexibility for a home office space as an option. Plenty of storage throughout the home and adorable play space in the upstairs kids' bedroom! This basement is unfinished to use or develop as you wish. Walking distance to Vanguard College, 15-20 mins walk to NAIT, and 20 mins by transit to The Royal Alexandra Hospital. Come see this wonderful home in Westwood!

Built in 1950

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4460302  |
| Price      | \$350,000 |
| Lease Rate | \$13      |
| Bedrooms   | 3         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,067                  |
| Acres          | 0.00                   |
| Year Built     | 1950                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 12315 103 Street    |
| Area        | Edmonton            |
| Subdivision | Westwood (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5G 2K4             |

### Amenities

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| Amenities      | Deck                                                             |
| Parking Spaces | 2                                                                |
| Parking        | Parking Pad Cement/Paved, Single Carport, Single Garage Detached |

### Interior

|              |                                                                                               |
|--------------|-----------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioner-Window, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                     |
| Stories      | 2                                                                                             |
| Has Basement | Yes                                                                                           |
| Basement     | Full, Unfinished                                                                              |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior          | Wood, Vinyl                                       |
| Exterior Features | Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                  |
| Construction      | Wood, Vinyl                                       |
| Foundation        | Concrete Perimeter                                |

### School Information

|            |        |
|------------|--------|
| Elementary | Delton |
|------------|--------|

|        |               |
|--------|---------------|
| Middle | Spruce Avenue |
| High   | Victoria      |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 20                |
| Zoning         | Zone 08           |

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Listing information last updated on October 21st, 2025 at 3:17am MDT