

## \$420,000 - 12202 105 Street, Edmonton

MLS® #E4440122

**\$420,000**

2 Bedroom, 1.00 Bathroom, 963 sqft

Single Family on 0.00 Acres

Westwood (Edmonton), Edmonton, AB

Attention INVESTORS and FIRST-TIME BUYERS! This 2-bedroom, 1 1/2 storey well kept home with a partially finished basement is located on a large corner lot (measuring 13.4m x 45.7m) in the quiet neighbourhood of Westwood. Vinyl siding, all around bay windows, patio doors to a large covered deck. The home has several updates that include flooring, freshly painted, newer vinyl windows on the second level & stainless steel appliances. Spacious living/dining areas that are perfect for young families, first-time homeowners, or investors. Large fenced backyard with future infill potential as the corner lot is located near to everywhere with incredible development opportunity. Nearby you have easy access to NAIT, Glenrose, Grant MacEwan University & minutes to Kingsway Mall and downtown Edmonton.

Built in 1951

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4440122  |
| Price          | \$420,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 963       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1951                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 1 and Half Storey      |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 12202 105 Street    |
| Area        | Edmonton            |
| Subdivision | Westwood (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5G 2N8             |

### Amenities

|           |   |
|-----------|---|
| Amenities | Off Street Parking, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking   | RV Parking, Single Garage Detached  |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer |
| Heating      | Forced Air-1, Natural Gas                                   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Partially Finished                                    |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Corner Lot, Fenced, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Lot Description   | 13.4m x 45.7m  |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 3rd, 2025 |
| Days on Market | 17             |

## Zoning

## Zone 08

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Listing information last updated on June 20th, 2025 at 8:47pm MDT