

## \$695,000 - 12620 104 Avenue, Edmonton

MLS® #E4446231

**\$695,000**

3 Bedroom, 1.50 Bathroom, 1,507 sqft

Single Family on 0.00 Acres

Westmount, Edmonton, AB

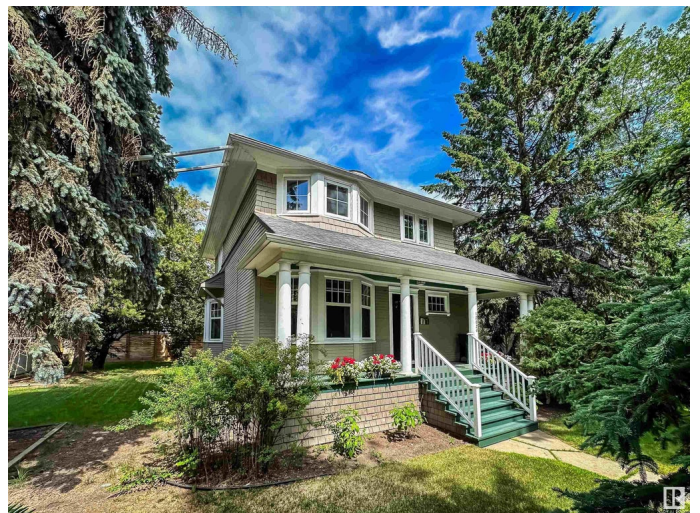
**THE MAYOR EVANS RESIDENCE | HERITAGE BEAUTY IN WESTMOUNT** This timeless 3 bedroom, 1,506 ft<sup>2</sup> two-storey known as the Mayor Evans Residence sits on a beautifully landscaped, sun-filled lot in a rare historic pocket of Westmount, across from a quiet park and just steps to 124 Street's cafés, restaurants, groceries, etc. Homes like this seldom come available in such a walkable, tree-lined setting. Listed on the City of Edmonton's Inventory of Historic Resources and eligible for restoration grants upon registration, this home blends preserved architectural integrity with thoughtful upgrades. 9" ceilings, wide trim, and crown moulding evoke classic charm, while the open plan and oversized south-facing windows create an airy, light-filled main floor. A professionally renovated basement offers rare full-height ceilings, large family room and 3-piece bath. Major updates (2010) include kitchen, windows, bath, electrical, furnace, HWT, attic insulation, and shingles. A truly special one-of-a-kind home.

Built in 1921

### Essential Information

MLS® # E4446231

Price \$695,000



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,507
Acres	0.00
Year Built	1921
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	12620 104 Avenue
Area	Edmonton
Subdivision	Westmount
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 0V7

### Amenities

Amenities	Ceiling 9 ft., Deck
Parking Spaces	2
Parking	Single Garage Detached

### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Landscaped, Park/Reserve
Roof	Asphalt Shingles
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 6th, 2025

Days on Market                1

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 July 7th, 2025 at 5:32pm MDT