

## **\$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 | 68                 |
| Zoning         | Zone 08            |

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Listing information last updated on April 9th, 2025 at 9:18am MDT