

\$349,900 - 12235 104 Street, Edmonton

MLS® #E4425988

\$349,900

3 Bedroom, 2.00 Bathroom, 807 sqft

Single Family on 0.00 Acres

Westwood (Edmonton), Edmonton, AB

This immaculately maintained home in the sought-after community of Westwood offers endless possibilities! Featuring 2 separate living spaces with a private entrance, this property is perfect for investors, families, or those looking to capitalize on future development potential. Inside, the upper level boasts a bright and inviting living area, a spacious kitchen, and 2 generously sized bedrooms with ample closet space. A full bathroom completes this level, providing both comfort and convenience. Downstairs, the lower level offers a large, open-concept living area, a fully equipped second kitchen, an additional spacious bedroom, and a second full bathroom—ideal for rental income, multi-generational living, or a private guest suite. With its well-kept condition and functional layout, this home is move-in ready. The large lot also presents a fantastic opportunity for investors looking to rezone for future development. Don't miss this incredible opportunity!

Built in 1949

Essential Information

MLS® # E4425988

Price \$349,900

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	807
Acres	0.00
Year Built	1949
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	12235 104 Street
Area	Edmonton
Subdivision	Westwood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 2L7

Amenities

Amenities	On Street Parking, Detectors Smoke, No Smoking Home, Parking-Extra
Parking	Single Garage Detached

Interior

Appliances	Dryer, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

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

Additional Information

Date Listed March 16th, 2025

Days on Market 33

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 18th, 2025 at 5:47pm MDT