

## \$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	31

## 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 July 4th, 2025 at 9:48am MDT