

## \$950,000 - 12521 109a Avenue, Edmonton

MLS® #E4435623

**\$950,000**

4 Bedroom, 3.50 Bathroom, 2,897 sqft

Single Family on 0.00 Acres

Westmount, Edmonton, AB

Located in Westmountâ€™s Heritage District, this enchanting 1912 Victorian home blends historic charm with modern comfort. Featured in films and magazines, this 4-bedroom, 3.5-bath home offers over 3,000 sq ft of refined living space. The grand foyer leads to two elegant staircases, while the chefâ€™s kitchen boasts butcher block counters, a built-in fridge, vintage-style gas stove, and custom cabinetry. Entertain in the formal dining room or relax in the sunlit great room with wood-burning fireplace. A main-floor library with rolling ladder and curved staircase is a book loverâ€™s dream. Upstairs, the primary suite offers an ensuite and reading nook, with two additional bedrooms and a full bath. The basement includes a fourth bedroom, storage, craft room, and living space. Recent upgrades, including solar panels, enhance efficiency and reduce utility costs, updated electrical and plumbing.

Built in 1912

### Essential Information

MLS® #	E4435623
Price	\$950,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	2,897
Acres	0.00
Year Built	1912
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	12521 109a Avenue
Area	Edmonton
Subdivision	Westmount
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 2H8

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Front Porch, Hot Water Natural Gas, No Smoking Home, Patio, R.V. Storage, Vinyl Windows
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Oven-Built-In, Stacked Washer/Dryer, Stove-Gas, Window Coverings, Refrigerators-Two, Curtains and Blinds, Garage Heater
Heating	Forced Air-2, Wood Stove, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 9th, 2025
Days on Market	22
Zoning	Zone 07

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