

# \$329,900 - 102 Woodvale Road, Edmonton

MLS® #E4460015

**\$329,900**

3 Bedroom, 2.00 Bathroom, 840 sqft

Single Family on 0.00 Acres

Hillview, Edmonton, AB

Why rent when you can own? Discover this Woodvale gem, with NO CONDO FEES! Whether you're searching for your first home or your next investment, this property delivers unbeatable value. Inside find timeless GRANITE flooring, solid hardwood in the sun filled living rm, & a stylish U-shaped kitchen w/a cozy dining nook. The main level hosts 2 good sized bedrooms and a full bath, while the bright bi-level design continues downstairs with oversized windows, a spacious rec room, upgraded full bath, generously sized third bedroom, laundry rm, and storage. A SEPARATE side entrance offers added flexibility and future potential. Recent updates include NEW windows upstairs, a newer hot water tank, and a durable rubber patio. Outdoors, the WEST facing backyard is your private retreat with a large patio, mature trees, shed, and rear lane access parking for two. All of this just minutes from the Whitemud, LRT, schools and shopping - a home that perfectly balances comfort, style, and convenience. Call this home today!

Built in 1977

## Essential Information

MLS® # E4460015

Price \$329,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	840
Acres	0.00
Year Built	1977
Type	Single Family
Sub-Type	Half Duplex
Style	Bi-Level
Status	Active

### **Community Information**

Address	102 Woodvale Road
Area	Edmonton
Subdivision	Hillview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 1P7

### **Amenities**

Amenities	On Street Parking, See Remarks
Parking Spaces	2
Parking	2 Outdoor Stalls, No Garage, Rear Drive Access, See Remarks

### **Interior**

Appliances	Dryer, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            September 29th, 2025

Days on Market      12

Zoning                 Zone 29

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