

\$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 Westmount'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 chef'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 lover'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 | 3 |
| Zoning | Zone 07 |

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Listing information last updated on May 12th, 2025 at 10:17am MDT