

## **\$315,000 - 12318 106 Street, Edmonton**

MLS® #E4451631

**\$315,000**

2 Bedroom, 1.00 Bathroom, 741 sqft

Single Family on 0.00 Acres

Westwood (Edmonton), Edmonton, AB

This exceptional lot in Westwood, measuring 44x150 ft, presents a unique opportunity for investors and first-time homebuyers alike. The bungalow, with several upgrades including a modern kitchen (2011) with white cabinetry, new shingles (2021), and enhanced insulation, is a canvas awaiting your personal touch. The open-concept layout seamlessly connects the kitchen and living area, featuring a large picture window that invites ample natural light. With two bedrooms and a four-piece bathroom, this property offers a comfortable living space, while the unfinished basement provides additional potential. The west-facing yard, adorned with mature trees, includes an oversized double detached garage. Conveniently located near NAIT, McEwan University, and a variety of amenities, this property is well-positioned for both immediate enjoyment and future growth.

Built in 1948

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4451631  |
| Price          | \$315,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 741       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1948                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 12318 106 Street    |
| Area        | Edmonton            |
| Subdivision | Westwood (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5G 2S2             |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | Insulation-Upgraded, No Animal Home, No Smoking Home |
| Parking Spaces | 4                                                    |
| Parking        | Double Garage Detached                               |

### Interior

|              |                                                                                                                                            |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Oven-Built-In, Refrigerator, Storage Shed, Stove-Countertop Gas, Stove-Electric, Window Coverings, Washers-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                                                  |
| Stories      | 1                                                                                                                                          |
| Has Basement | Yes                                                                                                                                        |
| Basement     | Full, Unfinished                                                                                                                           |

### Exterior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                      |
| Exterior Features | Fenced, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                 |
| Construction      | Wood, Vinyl                                                                                      |
| Foundation        | Concrete Perimeter                                                                               |

### School Information

|            |           |
|------------|-----------|
| Elementary | St Gerard |
|------------|-----------|

|        |                         |
|--------|-------------------------|
| Middle | Killarney               |
| High   | Victoria School of Arts |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 4                |
| Zoning         | Zone 08          |

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Listing information last updated on August 11th, 2025 at 3:02am MDT