

## \$884,900 - 12417 103 Avenue, Edmonton

MLS® #E4454148

**\$884,900**

4 Bedroom, 3.50 Bathroom, 2,061 sqft

Single Family on 0.00 Acres

Westmount, Edmonton, AB

This 2.5-storey Craftsman in Groat Estates (Westmount) blends preserved character and modern updates in a prime location just steps to 124 Street dining, shops and schools. Thoughtfully renovated over the past 7 years with permits. This 1918 home features refinished original hardwood, crown molding, plaster walls and a brick mantel gas fireplace. The main floor offers a bright living and dining area, custom storage, a new powder room and a stunning kitchen with quartz counters, Bosch appliances, pot filler and smart design. Upstairs includes a reconfigured laundry room, 2 bedrooms, a full bath and a spacious primary suite with walk-in closet, luxury ensuite and 3-season sunroom. The finished basement adds a full bath with heated floors, a flex room, a rec space plumbed for a wet bar & a 4th bedroom. Outside enjoy a fenced yard with stone patio, oversized deck, gazebo, hot & cold taps and gas BBQ line. Triple-pane windows, sump pump, heated garage & recent sewer maintenance complete this exceptional home.

Built in 1918

### Essential Information

MLS® # E4454148

Price \$884,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,061
Acres	0.00
Year Built	1918
Type	Single Family
Sub-Type	Detached Single Family
Style	2 and Half Storey
Status	Active

### Community Information

Address	12417 103 Avenue
Area	Edmonton
Subdivision	Westmount
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 0R4

### Amenities

Amenities	On Street Parking, Ceiling 10 ft., Closet Organizers, Deck, Front Porch, No Smoking Home, Skylight, Sunroom
Parking Spaces	2
Parking	Heated, Over Sized, Parking Pad Cement/Paved, Single Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Oven-Microwave, Storage Shed, Stove-Gas, Washer, Window Coverings, Refrigerators-Two, TV Wall Mount
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Mantel
Stories	4
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Park/Reserve, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

**School Information**

Elementary	Wāhkwāntāwin School
Middle	Westminster School
High	Victoria School

**Additional Information**

Date Listed	August 21st, 2025
Days on Market	4
Zoning	Zone 07

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