

\$440,000 - 12247 107 Street, Edmonton

MLS® #E4455607

\$440,000

4 Bedroom, 1.00 Bathroom, 927 sqft

Single Family on 0.00 Acres

Westwood (Edmonton), Edmonton, AB

First-time buyer? Young professional? Investor? Small family? This property checks every box! Situated on a 41' x 150' CORNER LOT, this home has been fully renovated in 2024—right down to the studs. Enjoy peace of mind with all-new insulation, plumbing, electrical, flooring, kitchen, bathroom, trim, lighting, window coverings & more—absolutely move-in ready. The main floor welcomes you with a bright open-concept kitchen & dining area, a sun-filled living room with a large bay window, a stylish 4pce bath, and a primary bedroom with built-in wardrobe. Upstairs you'll find two additional bedrooms, while the FF basement offers a huge rec room, a 4th bedroom, and utility/laundry space. Step outside to your massive backyard retreat—complete with mature trees, flower beds, firepit, and a double detached garage. Whether you're looking to live, rent, or both—this home delivers versatility and value. All this, plus an unbeatable location close to NAIT, shopping, public transit, and easy Yellowhead access!!

Built in 1948

Essential Information

MLS® # E4455607

Price \$440,000



Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	927
Acres	0.00
Year Built	1948
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	12247 107 Street
Area	Edmonton
Subdivision	Westwood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 2S9

Amenities

Amenities	Fire Pit, No Animal Home, No Smoking Home, Patio, Vinyl Windows
Parking	Double Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Metal
Exterior Features	Back Lane, Corner Lot, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal

Foundation Concrete Perimeter

School Information

Elementary Delton/St. Alphonsus
Middle Spruce Ave/St. Alphonsus
High Victoria/St. Joseph

Additional Information

Date Listed September 2nd, 2025
Days on Market 17
Zoning Zone 08

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)
Listing information last updated on September 18th, 2025 at 10:17pm MDT