

## \$339,097 - 12227 106 Street, Edmonton

MLS® #E4448054

**\$339,097**

3 Bedroom, 1.00 Bathroom, 958 sqft

Single Family on 0.00 Acres

Westwood (Edmonton), Edmonton, AB

**FIRST TIME BUYERS & INVESTORS!** Many recent upgrades incl. Paint (2025), Furnace (2024), H2O Tank (2019), Dryer (2025) Windows, Doors, Back Flow Valve & Main plumbing stack (2019) This 1.5 storey home offers 1588 sf of developed living space including 2 + 1 bedrooms, 4pc bath & finished basement. The large living rm is perfect for family gatherings and open to a spacious dining space with plenty of windows and natural light. The kitchen has updated counter tops and ample cupboard space. The 4pc bath is outfitted with modern fixtures and subway tile. Upstairs you will find 2 good sized bedrooms with large windows. The basement has a family/rec room, 3rd bedrm/den & large laundry/storage rm with plumbing rough-ins for a 2nd bathroom. The backyard is fully fenced & features a large deck, oversized single garage, RV parking & huge yard space. Steps from the community spray park & quick access to NAIT, Yellowhead Tr, Downtown & Royal Alex. Move-In ready & a great investment with its large lot size of 41'x150'.

Built in 1948

### Essential Information

MLS® # E4448054

Price \$339,097



Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	958
Acres	0.00
Year Built	1948
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	12227 106 Street
Area	Edmonton
Subdivision	Westwood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 2R9

### **Amenities**

Amenities	On Street Parking, Deck, Hot Water Natural Gas, No Smoking Home, Vinyl Windows
Parking Spaces	3
Parking	RV Parking, Single Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Freezer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Delton School K-6
Middle	Spruce Avenue 7-9
High	Victoria 10-12

**Additional Information**

Date Listed	July 16th, 2025
Days on Market	10
Zoning	Zone 08

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Listing information last updated on July 26th, 2025 at 6:17am MDT