

\$299,000 - 12318 106 Street, Edmonton

MLS® #E4451631

\$299,000

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	\$299,000
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	13
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 August 20th, 2025 at 12:47pm MDT