Courtesy Of Chris Proctor And Patti Proctor Of MaxWell Devonshire Realty

$569,900 - 12614 106 Avenue, Edmonton

MLS® #E4456084

$569,900
5 Bedroom, 2.00 Bathroom, 1,972 sqft
Single Family on 0.00 Acres

Westmount, Edmonton, AB

Welcome home to this charming two-and-a-half-storey character home nestled on a picturesque street in the heart of Westmount. Featuring four spacious bedrooms above grade, plus an additional bedroom in the basement, and two full bathrooms, this home blends historic charm, location, and space for the modern family. The interior showcases original character details, including timeless woodwork and elegant fixtures, complemented by newer Pella wood windows and a newer roof. Enjoy peaceful evenings on the beautiful front porch, ideal for relaxing or welcoming guests. Upstairs are four bedrooms and a full bathroom. The basement offers a rec room, fifth bedroom, and second full bathroom. A large, functional mudroom offers convenient storage & access to the backyard and double detached garage w/ loft. Situated within easy walking distance of vibrant shops and restaurants on 124 Street, parks, and schools, this property offers a rare combination of location, character, and comfort. Don't miss this Westmount gem!

Built in 1933

Essential Information

MLS® #	E4456084
Price	$569,900

Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,972
Acres	0.00
Year Built	1933
Type	Single Family
Sub-Type	Detached Single Family
Style	2 and Half Storey
Status	Active

Community Information

Address	12614 106 Avenue
Area	Edmonton
Subdivision	Westmount
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 0Z7

Amenities

Amenities	Ceiling 9 ft., Front Porch
Parking	Double Garage Detached, Rear Drive Access

Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Stove-Countertop Gas, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Asphalt
Exterior Features	Back Lane, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Asphalt
Foundation	Block

Additional Information

Date Listed	September 4th, 2025
Days on Market	11
Zoning	Zone 07

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