

## \$319,000 - 12323 107 Street, Edmonton

MLS® #E4424475

**\$319,000**

3 Bedroom, 2.00 Bathroom, 816 sqft

Single Family on 0.00 Acres

Westwood (Edmonton), Edmonton, AB

**INVESTOR ALERT or FIRST-TIME BUYERS!** Charming 3-bed, 2-bath bungalow with a fully finished basement with SIDE ENTRY (from back) in quiet Westwood, near NAIT and the Yellowhead. Updates include a city sewer mainline upgrade, 100 amp electrical service, weeping tile, new sump pump, and backflow valve. Features an oversized detached single garage and ample street parking. Spacious living/dining areas. Perfect for young families, first-time homeowners, or investors. Steps from NAIT, minutes to Kingsway Mall and downtown Edmonton. Great shopping, dining, and entertainment options nearby.



Built in 1953

### Essential Information

MLS® #	E4424475
Price	\$319,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	816
Acres	0.00
Year Built	1953
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow

Status Active

### Community Information

Address 12323 107 Street  
Area Edmonton  
Subdivision Westwood (Edmonton)  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T5G 2T1

### Amenities

Amenities See Remarks  
Parking Over Sized, Single Garage Detached

### Interior

Appliances Dryer, Refrigerator, Washer, Stoves-Two  
Heating Forced Air-2, Natural Gas  
Stories 2  
Has Basement Yes  
Basement Full, Finished

### Exterior

Exterior Wood, Vinyl  
Exterior Features Schools, Shopping Nearby  
Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### Additional Information

Date Listed March 7th, 2025  
Days on Market 30  
Zoning Zone 08

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Listing information last updated on April 6th, 2025 at 1:32am MDT