\$1,675,000 - 10317 Villa Avenue, Edmonton

MLS® #E4440196

\$1,675,000

5 Bedroom, 4.00 Bathroom, 3,274 sqft Single Family on 0.00 Acres

Westmount, Edmonton, AB

Grand Westmount Ravine Estate with Walkout Basement â€" 4,756.70 SqFt of total livable space (3,274.19 SqFt above grade + 1,472.51 SqFt walkout basement) of Timeless Living Experience the rare blend of heritage elegance & expansive modern comfort at this stately 1912-built residence on a 1/3 AC ravine lot in Historic Westmount. Extensively renovated & expanded in 2010, this is a 5-bedroom + sunroom, 4-bathroom home. The original living & dining rooms feature oversized 1912 trim & a NG FP insert, the spacious primary suite offers a NG FP, in-floor heated ensuite, & spa en suite. Radiant heating throughout, including in-floor heat in the boot room & oversized 1.5 attached garage (with drain). The professionally landscaped, south-facing backyard is a private retreat with 2 decks - a large one off the kitchen & nook, & a second-floor balcony with ravine views - plus walkout basement. Additional upgrades: a NG FP in the basement family room a 2013 shingled roof, & modern mechanicals. All this, steps to 124 St.

Built in 1912

Essential Information

MLS® # E4440196 Price \$1,675,000







Lease Rate \$15

Bedrooms 5

Bathrooms 4.00

Full Baths 4

Square Footage 3,274

Acres 0.00

Year Built 1912

Type Single Family

Sub-Type Detached Single Family

Style 3 Storey

Status Active

Community Information

Address 10317 Villa Avenue

Area Edmonton
Subdivision Westmount
City Edmonton
County ALBERTA

Province AB

Postal Code T5N 3T8

Amenities

Amenities Deck, No Smoking Home, Sunroom, Walkout Basement, Wood

Windows, Rooftop Deck/Patio

Parking Spaces 6

Parking Over Sized, Single Garage Attached

Is Waterfront Yes

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan,

Stove-Countertop Gas, Washer, Window Coverings

Heating Baseboard, In Floor Heat System, Natural Gas

Fireplace Yes

Fireplaces Insert

Stories 4

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Brick, Hardie Board Siding

Exterior Features Backs Onto Park/Trees, Landscaped, No Back Lane, Ravine View,

Rolling Land, Schools, Shopping Nearby, Sloping Lot, Stream/Pond,

Treed Lot, View City, See Remarks

Roof Asphalt Shingles

Construction Brick, Hardie Board Siding

Foundation Concrete Perimeter

School Information

Elementary WÎHKWÊNTÃ"WIN SCHOOL

Middle WESTMINSTER SCHOOL

High VICTORIA SCHOOL

Additional Information

Date Listed June 4th, 2025

Days on Market 134

Zoning Zone 07

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