

## \$884,900 - 12417 103 Avenue, Edmonton

MLS® #E4454148

**\$884,900**

4 Bedroom, 3.50 Bathroom, 2,061 sqft

Single Family on 0.00 Acres

Westmount, Edmonton, AB

This 2.5-storey Craftsman in Groat Estates (Westmount) blends preserved character and modern updates in a prime location just steps to 124 Street dining, shops and schools. Thoughtfully renovated over the past 7 years with permits. This 1918 home features refinished original hardwood, crown molding, plaster walls and a brick mantel gas fireplace. The main floor offers a bright living and dining area, custom storage, a new powder room and a stunning kitchen with quartz counters, Bosch appliances, pot filler and smart design. Upstairs includes a reconfigured laundry room, 2 bedrooms, a full bath and a spacious primary suite with walk-in closet, luxury ensuite and 3-season sunroom. The finished basement adds a full bath with heated floors, a flex room, a rec space plumbed for a wet bar & a 4th bedroom. Outside enjoy a fenced yard with stone patio, oversized deck, gazebo, hot & cold taps and gas BBQ line. Triple-pane windows, sump pump, heated garage & recent sewer maintenance complete this exceptional home.

Built in 1918

### Essential Information

MLS® # E4454148

Price \$884,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,061                  |
| Acres          | 0.00                   |
| Year Built     | 1918                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12417 103 Avenue |
| Area        | Edmonton         |
| Subdivision | Westmount        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5N 0R4          |

### Amenities

|                |                                                                                                             |
|----------------|-------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Ceiling 10 ft., Closet Organizers, Deck, Front Porch, No Smoking Home, Skylight, Sunroom |
| Parking Spaces | 2                                                                                                           |
| Parking        | Heated, Over Sized, Parking Pad Cement/Paved, Single Garage Detached                                        |

### Interior

|                   |                                                                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Oven-Microwave, Storage Shed, Stove-Gas, Washer, Window Coverings, Refrigerators-Two, TV Wall Mount |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                                  |
| Fireplaces        | Brick Facing, Mantel                                                                                                                                                                 |
| Stories           | 4                                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                                  |
| Basement          | Full, Finished                                                                                                                                                                       |

**Exterior**

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                                               |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Park/Reserve, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                   |
| Construction      | Wood                                                                                                                               |
| Foundation        | Concrete Perimeter                                                                                                                 |

**School Information**

|            |                     |
|------------|---------------------|
| Elementary | Wāhkwāntāwin School |
| Middle     | Westminster School  |
| High       | Victoria School     |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 18                |
| Zoning         | Zone 07           |

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Listing information last updated on September 8th, 2025 at 12:32am MDT