

\$950,000 - 12521 109a Avenue, Edmonton

MLS® #E4435623

\$950,000

4 Bedroom, 3.50 Bathroom, 2,897 sqft

Single Family on 0.00 Acres

Westmount, Edmonton, AB

Located in Westmountâ€™s Heritage District, this enchanting 1912 Victorian home blends historic charm with modern comfort. Featured in films and magazines, this 4-bedroom, 3.5-bath home offers over 3,000 sq ft of refined living space. The grand foyer leads to two elegant staircases, while the chefâ€™s kitchen boasts butcher block counters, a built-in fridge, vintage-style gas stove, and custom cabinetry. Entertain in the formal dining room or relax in the sunlit great room with wood-burning fireplace. A main-floor library with rolling ladder and curved staircase is a book loverâ€™s dream. Upstairs, the primary suite offers an ensuite and reading nook, with two additional bedrooms and a full bath. The basement includes a fourth bedroom, storage, craft room, and living space. Recent upgrades, including solar panels, enhance efficiency and reduce utility costs, updated electrical and plumbing.

Built in 1912

Essential Information

| | |
|------------|-----------|
| MLS® # | E4435623 |
| Price | \$950,000 |
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |



| | |
|----------------|------------------------|
| Half Baths | 1 |
| Square Footage | 2,897 |
| Acres | 0.00 |
| Year Built | 1912 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 12521 109a Avenue |
| Area | Edmonton |
| Subdivision | Westmount |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5M 2H8 |

Amenities

| | |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Front Porch, Hot Water Natural Gas, No Smoking Home, Patio, R.V. Storage, Vinyl Windows |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Oven-Built-In, Stacked Washer/Dryer, Stove-Gas, Window Coverings, Refrigerators-Two, Curtains and Blinds, Garage Heater |
| Heating | Forced Air-2, Wood Stove, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Exterior | Wood |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 9th, 2025 |
| Days on Market | 4 |
| Zoning | Zone 07 |

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Listing information last updated on May 13th, 2025 at 6:17am MDT