

## \$259,000 - 12239 101 Street, Edmonton

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MLS® #E4443349

**\$259,000**

2 Bedroom, 1.00 Bathroom, 672 sqft

Single Family on 0.00 Acres

Westwood (Edmonton), Edmonton, AB

Great Investment..33â€™x140â€™ lot ,10 feet deeper than recent 5-unit builds on 33â€™x140â€™ lots! No Homes Under 300k in WestWood currently! House has potential to be renovated! 2 bedrooms on main floor w/ washroom . 1 room up in Attic can be converted into a primary bedroom w/ensuite! Features a treed mound backing the back alley! Close to Nait,Kingsway,Royal Alex, easy access to Yellowhead, bus routes and LRT!Donâ€™t miss out on this gem!

Built in 1948

### Essential Information

MLS® #	E4443349
Price	\$259,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	672
Acres	0.00
Year Built	1948
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information



Address 12239 101 Street  
Area Edmonton  
Subdivision Westwood (Edmonton)  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T5G 2C5

### Amenities

Amenities See Remarks  
Parking No Garage

### Interior

Appliances Dryer, Refrigerator, Stove-Ele  
Heating Forced Air-1, Natural Gas  
Stories 1  
Has Basement Yes  
Basement Partial, Unfinished

### Exterior

Exterior Wood, Stucco  
Exterior Features Fenced, Public Transportatio  
Roof Asphalt Shingles  
Construction Wood, Stucco  
Foundation Concrete Perimeter

### Additional Information

Date Listed June 19th, 2025  
Days on Market 6  
Zoning Zone 08

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