

Courtesy of Joshua Currie of MaxWell Challenge Realty

## **\$449,600 - 12304 108 Avenue, Edmonton**

MLS® #E4159785

### **\$449,600**

1 Bedroom, 2.00 Bathroom, 1,241 sqft  
Single Family on 0 Acres

Westmount, Edmonton, AB

A very rare opportunity is presented here with this unique property in one of Edmonton's best neighborhoods, Westmount! Built in 2009, this 1241 sq/ft 2-storey home has a completely open main level for a home business.

That's right, you can live in a beautiful home, run a business on the main level and live in Westmount for this price! Enter the property on the east side of the building; the stairs lead up to the complete living area with a large bedroom, bathroom and kitchen.

High-end finishings throughout including granite counter tops, hardwood and ceramic tile floors, and stainless steel appliances. The main level is wide open, complete with storage space and a bathroom. Very unique location facing the 124st Grand Market on Thursdays. Single attached garage and large driveway for extra parking. High efficiency furnace, in floor heating and instant hot water system. Situated on a 75x50 south facing lot and minutes to downtown, U of A, Nait, and Grant MacEwan. Phenomenal opportunity for a home business!

Built in 2009

### **Essential Information**

MLS® #	E4159785
Price	\$449,600
Bedrooms	1



Bedrooms Above Grade	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Has Ensuite	N
Square Footage	1,241
Acres	0.09
Year Built	2009
Property Type	Single Family
Building Type	Residential Detached Single Family
Style	2 Storey

### **Community Information**

Address	12304 108 Avenue
Area	Edmonton
Community	Westmount
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 2B4

### **Amenities**

Features	Ceiling 9 ft., See Remarks
Parking Spaces	3
Exterior Features	See Remarks
Parking	Single Garage Attached
# Garage Parking Spaces	1

### **Interior**

Flooring	Ceramic Tile, Hardwood
Goods Included	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Cover, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, In Floor Heat System
Basement	None, No Basement
# of Stories	2

### **Exterior**

Exterior	Vinyl
Roof	Asphalt Shingles

Construction	Wood Frame
Foundation	Concrete

### **Additional Information**

Lot Shape	Rectangular
Front Exposure	South

Data is deemed reliable but is not guaranteed accurate by the REALTORS® Association of Edmonton.  
Listing information last updated on July 17th, 2019 at 1:46am CDT