

# \$1,765,900 - 12903 107 Avenue, Edmonton

MLS® #E4418068

**\$1,765,900**

1 Bedroom, 2.00 Bathroom, 4,198 sqft

Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

Investor Alert! This stunning high end 5 unit townhome, is located in the heart of Westmount - Edmonton's trendiest neighbourhood. Only minutes from downtown and walking distance to 124th street. This property has 4 - 3 bedroom, 3 bathroom townhomes and 1 legal basement suite with potential for more. The units feature stunning kitchens, quartz countertops, upgraded stainless steel appliances, 9 foot ceilings, HRV, Nest Thermostat and the list goes on. One unit has solar panels and a fully finished basement. There is potential for more legal basement suites as well. All units rented out for total monthly revenue of \$9520 per month. Only bills are building insurance and property taxes. Tenant's pay all utilities and snow removal.

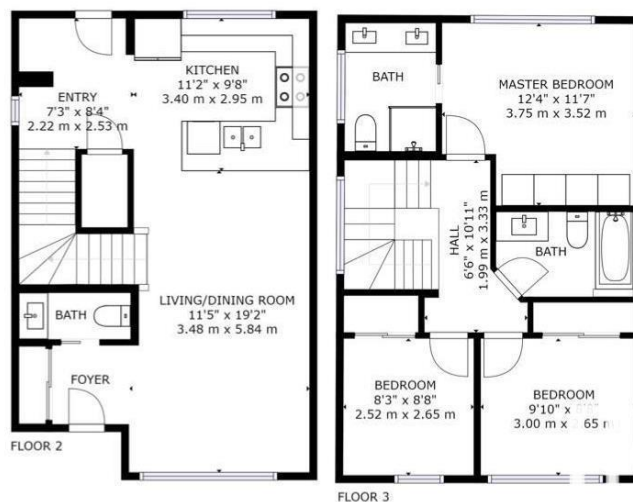
Built in 2018

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | E4418068    |
| Price          | \$1,765,900 |
| Bedrooms       | 1           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 4,198       |
| Acres          | 0.00        |
| Year Built     | 2018        |



Floor Plan // Room Dimensions



|          |                   |
|----------|-------------------|
| Type     | Condo / Townhouse |
| Sub-Type | 4PLEX             |
| Style    | 2 Storey          |
| Status   | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12903 107 Avenue |
| Area        | Edmonton         |
| Subdivision | Westmount        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5M 2A2          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Attached |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Baseboard, Natural Gas   |
| Stories      | 2  |
| Has Suite    | Yes  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | See Remarks  |
| Exterior Features | Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby |
| Roof              | See Remarks  |
| Construction      | See Remarks  |
| Foundation        | See Remarks  |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 14th, 2025 |
| Days on Market | 139                |
| Zoning         | Zone 07            |

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Listing information last updated on June 2nd, 2025 at 4:32pm MDT