

# **\$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

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 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	81
Zoning	Zone 07

RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®®, REALTORS®®) and/or the quality of services they provide (MLS®®, Multiple Listing Service®®)

Listing information last updated on April 5th, 2025 at 9:17pm MDT