

\$699,900 - 12306 101 Street, Edmonton

MLS® #E4447101

\$699,900

8 Bedroom, 6.00 Bathroom, 2,173 sqft

Single Family on 0.00 Acres

Westwood (Edmonton), Edmonton, AB

Dare to compare! This 2011 custom-built home offers over 3,000 sqft of legal living space on full size lot! Featuring 8 bedrooms and 6 full baths (4 are master suites), this carpet-free home showcases real hardwood, ceramic tile, solid wood doors, and custom window coverings throughout. Enjoy a chef's kitchen with SS appliances, soft-close cabinets, tile backsplash, and premium granite. Upstairs has three master suites with walk-in MDF closets. 2 ADDITIONAL bedrooms on main floor with Laundry room! The LEGAL basement suite comes FULLY FURNISHED and has 9' ceilings, 3 beds, 2 baths, private laundry, kitchen, soundproofing, separate entry, and earns \$1,825/mo with long-term tenants. Nominated for Edmonton's "Enriching our Vibrant Community" award, it's ideally located near downtown, NAIT, RAH, and Kingsway. Outside: a double garage, garden oasis, and side driveway. Truly turn-key, Truly Amazing! live upstairs, let the suite pay your mortgage!

Built in 2011

Essential Information

MLS® # E4447101

Price \$699,900



Bedrooms	8
Bathrooms	6.00
Full Baths	6
Square Footage	2,173
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	12306 101 Street
Area	Edmonton
Subdivision	Westwood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 2C7

Amenities

Amenities	On Street Parking, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Guest Suite, Hot Water Natural Gas, No Animal Home, No Smoking Home, Patio, R.V. Storage, Television Connection, Vinyl Windows, 9 ft. Basement Ceiling
Parking Spaces	5
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Stacked Washer/Dryer, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Delton
Middle	D.S Mackenzie
High	Archbishop O'leary

Additional Information

Date Listed	July 10th, 2025
Days on Market	3
Zoning	Zone 08

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Listing information last updated on July 13th, 2025 at 5:17pm MDT