

# \$459,900 - 12620 109 Avenue, Edmonton

MLS® #E4439687

**\$459,900**

3 Bedroom, 2.50 Bathroom, 1,607 sqft  
Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

In the Heart of sought after Westmount sits this large half duplex with a double attached garage. This incredible location is one of the most desirable central neighborhoods. Across from a school, park, Westmount fitness club, three blocks from trendy 124st with cafes and restaurants making for an amazing walkable neighborhood. Downtown and the River Valley are at your doorstep! The home has been nicely upgraded including shingles in 2015, HWT in 2018, some appliances only 2 years old, vinyl flooring baseboard and paint in 2025. Built in 1994 by the owner’s family this condo has NO CONDO FEES or MANAGEMENT COMPANY, when it was built the city didn't allow for lot splitting.

Built in 1994

## Essential Information

MLS® #	E4439687
Price	\$459,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,607
Acres	0.00
Year Built	1994



Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	12620 109 Avenue
Area	Edmonton
Subdivision	Westmount
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 4C2

### Amenities

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Corner Lot, Not Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 30th, 2025
Days on Market	20

## Zoning

## Zone 07

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Listing information last updated on June 19th, 2025 at 1:32pm MDT