

## \$499,000 - 10312 Villa Avenue, Edmonton

MLS® #E4452622

**\$499,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Westmount, Edmonton, AB

FANTASTIC location on one of Edmontons most famous and historical streets. This old home has suffered a fire but may still be be renovated and salvageable. However the value is in the land and lot itself. A unique reverse pie lot of 375m2 with tree lined boulevards on 2 sides South and West.

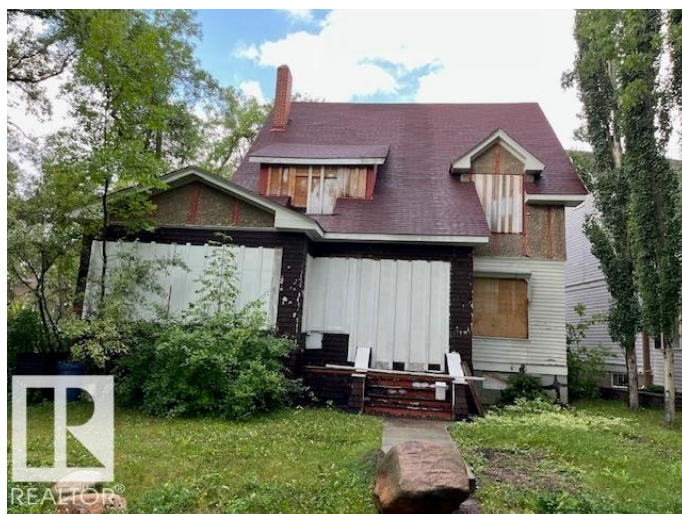
### Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4452622        |
| Price     | \$499,000       |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Single Family   |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 10312 Villa Avenue |
| Area        | Edmonton           |
| Subdivision | Westmount          |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5N 3T9            |

### Exterior



Exterior Features    Treed Lot, See Remarks

**Additional Information**

Date Listed                August 12th, 2025

Days on Market        54

Zoning                    Zone 07

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS 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 October 5th, 2025 at 1:47am MDT