\$459,900 - 12246 103 Street, Edmonton

MLS® #E4453582

\$459,900

3 Bedroom, 3.50 Bathroom, 1,437 sqft Single Family on 0.00 Acres

Westwood (Edmonton), Edmonton, AB

Invest in your future with this exceptional 2013 two-story duplex in Edmonton's vibrant Westwood, perfectly situated blocks from NAIT, LRT, and KingswayMall. Whether you're seeking a smart investment with stable tenants already in place or a comfortable home with income potential, this property delivers:enjoy a 3-bed, 1.5-bath main/upper level with a full kitchen, gas fireplace, and a west-facing deck, plus a private side entrance to a 1-bed, 1-bath basementsuite with its own kitchen and laundry.



Essential Information

MLS® # E4453582 Price \$459,900

Bedrooms 3

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 1,437

Acres 0.00

Year Built 2011

Type Single Family

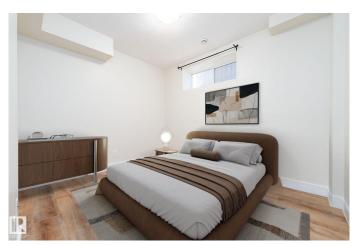
Sub-Type Half Duplex

Style 2 Storey

Status Active







Community Information

Address 12246 103 Street

Area Edmonton

Subdivision Westwood (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T5G 2K1

Amenities

Amenities See Remarks

Parking Single Garage Detached

Interior

Interior Features ensuite bathroom

Appliances Garage Control, Garage Opener, Dryer-Two, Refrigerators-Two,

Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Vinyl

Exterior Features Back Lane, Not Fenced, Public Transportation, Schools, Shopping

Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed August 15th, 2025

Days on Market 4

Zoning Zone 08

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Listing information last updated on August 19th, 2025 at 3:17pm MDT