

## \$239,000 - 12239 101 Street, Edmonton

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MLS® #E4443349

**\$239,000**

2 Bedroom, 1.00 Bathroom, 672 sqft

Single Family on 0.00 Acres

Westwood (Edmonton), Edmonton, AB

Great Investment..33'x140' lot ,10 feet deeper than recent 5-unit builds on 33'x140' lots! No Homes Under 300k in WestWood currently! House has potential to be renovated! 2 bedrooms on main floor w/ washroom . 1 room up in Attic can be converted into a primary bedroom w/ensuite! Features a treed mound backing the back alley! Close to Nait,Kingsway,Royal Alex, easy access to Yellowhead, bus routes and LRT!Don't miss out on this gem!

Built in 1948

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4443349               |
| Price          | \$239,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 672                    |
| Acres          | 0.00                   |
| Year Built     | 1948                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information



Address 12239 101 Street  
Area Edmonton  
Subdivision Westwood (Edmonton)  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T5G 2C5

### Amenities

Amenities See Remarks  
Parking No Garage

### Interior

Appliances Dryer, Refrigerator, Stove-Ele  
Heating Forced Air-1, Natural Gas  
Stories 1  
Has Basement Yes  
Basement Partial, Unfinished

### Exterior

Exterior Wood, Stucco  
Exterior Features Fenced, Public Transportatio  
Roof Asphalt Shingles  
Construction Wood, Stucco  
Foundation Concrete Perimeter

### Additional Information

Date Listed June 19th, 2025  
Days on Market 46  
Zoning Zone 08

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