

## \$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	2
Zoning	Zone 08

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