

## \$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.

Built in 2011

### 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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