

\$318,000 - 12326 102 Street, Edmonton

MLS® #E4465786

\$318,000

2 Bedroom, 2.00 Bathroom, 742 sqft

Single Family on 0.00 Acres

Westwood (Edmonton), Edmonton, AB

Discover this charming Westwood home with unbeatable access to Downtown, NAIT, Kingsway, and Yellowhead—ideal for students, commuters, or investors. With the most adorable curb appeal, this property feels instantly welcoming from the moment you walk up to it. Inside, the primary bedroom features a large walk-in closet, a rare perk for homes in this area. The home offers plenty of potential and awaits the buyer's personal touches to make it truly shine. The fenced yard provides privacy, and the oversized garage includes a heater connection (old heater hasn't been used in years; sellers unsure if it functions). There's also room at the back with potential for RV parking. Westwood Community League is an active hub with a park and spray park, and the neighborhood is known for its gorgeous tree-lined streets that create a beautiful canopy. The moment you drive in, you get that unmistakable "œaha" feeling—warm, mature, and inviting.

Built in 1949

Essential Information

MLS® #	E4465786
Price	\$318,000
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	742
Acres	0.00
Year Built	1949
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	12326 102 Street
Area	Edmonton
Subdivision	Westwood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 2H4

Amenities

Amenities	On Street Parking, Hot Water Natural Gas, No Smoking Home, Vinyl Windows
Parking	Double Garage Detached, Insulated

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed November 14th, 2025

Days on Market 6

Zoning Zone 08

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