

## **\$449,900 - 12219 101 Street, Edmonton**

MLS® #E4443441

**\$449,900**

3 Bedroom, 3.00 Bathroom, 1,581 sqft  
Condo / Townhouse on 0.00 Acres

Westwood (Edmonton), Edmonton, AB

Better than new in move in ready. 1,580 sq.ft, 2 storey 3 bedrooms, den, 2.5 baths, half duplex in Westwood. Fully finished basement. Main floor offers open concept floor plan with kitchen, eating nook, living room, spacious foyer, half bath, main floor laundry, large windows.. Second floor features a large master bedroom a 3 pc en-suite and walk-in closet. Two spacious bedrooms, 4 pc bathroom and laundry room complete the second floor. This high end duplex comes with stainless steel appliances, laminate flooring on main floor, granite counter tops, ceramic tile in bathrooms & laundry room and carpet in bedrooms and media area. Upgrades include walk-in bath. Front and back landscaping, double detached garage & a deck. Excellent location, close to all amenities, schools, transportation, shopping and much more! NO CONDO FEES, NO BYLAWS, STRATA TITLE, YOU OWN THE LAND & BUILDINGS MAKE THE MOVE TODAY.

Built in 2015

### **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4443441  |
| Price     | \$449,900 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 2                 |
| Square Footage | 1,581             |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 12219 101 Street    |
| Area        | Edmonton            |
| Subdivision | Westwood (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5G 2C5             |

### Amenities

|                |                             |
|----------------|-----------------------------|
| Amenities      | Deck, Exterior Walls- 2"x6" |
| Parking Spaces | 4                           |
| Parking        | Double Garage Detached      |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                              |
| Stories           | 3                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | Full, Finished                                                                                         |

### Exterior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                           |
| Exterior Features | Fenced, Flat Site, Landscaped, Level Land, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                      |
| Construction      | Wood, Vinyl                                                                                                           |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 18th, 2025  
Days on Market                139  
Zoning                              Zone 08

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