

\$449,900 - 12246 103 Street, Edmonton

MLS® #E4453582

\$449,900

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 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 with its own kitchen and laundry.

Built in 2011

Essential Information

MLS® #	E4453582
Price	\$449,900
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 Suite	Yes
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	15
Zoning	Zone 08

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