

## \$999,000 - 12420 103 Avenue, Edmonton

MLS® #E4456049

**\$999,000**

4 Bedroom, 3.50 Bathroom, 2,106 sqft

Single Family on 0.00 Acres

Westmount, Edmonton, AB

Welcome to this exceptional luxury duplex, located in one of the most coveted locations in Westmount, where timeless design and premium finishes come together seamlessly. Nestled behind vibrant 124 Street, this home offers over 3,100 SqFt of total living space & includes a private rooftop patio w/ picturesque tree top & city views. The main level features engineered white oak flooring, soaring 10ft ceilings & a chef's kitchen equipped w/ high-end Jenn-Air appliances & custom millwork. The open-concept layout is perfect for entertaining w/ large wooden framed Pella windows bringing in natural light throughout. Upstairs, the spacious primary suite boasts a walk-in closet & a serene ensuite w/ dual vanities & a glass shower. Two add'l bdrms, a full bath & functional laundry room complete the upper level w/ plush wool carpeting underfoot. The fully finished basement offers a large rec room, fourth bdrm, full bathroom, and plenty of storage. Just steps from shops and cafes, this is the perfect urban escape!

Built in 2016

### Essential Information

MLS® # E4456049

Price \$999,000

Bedrooms 4



|                |               |
|----------------|---------------|
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 2,106         |
| Acres          | 0.00          |
| Year Built     | 2016          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12420 103 Avenue |
| Area        | Edmonton         |
| Subdivision | Westmount        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5N 0R3          |

### Amenities

|           |                                                                                                                                           |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke, No Smoking Home, Rooftop Deck/Patio |
| Parking   | Double Garage Detached                                                                                                                    |

### Interior

|                   |                                                                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings, Wine/Beverage Cooler, Stove-Induction, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                                                               |
| Fireplaces        | Mantel                                                                                                                                                                                                            |
| Stories           | 3                                                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                                                               |
| Basement          | Full, Finished                                                                                                                                                                                                    |

### Exterior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                            |
| Exterior Features | Fenced, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View City, View Downtown |
| Roof              | EPDM Membrane                                                                                                                           |
| Construction      | Wood, Stucco                                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                                      |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 13                  |
| Zoning         | Zone 07             |

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Listing information last updated on September 17th, 2025 at 8:47am MDT