

## \$229,000 - 12239 101 Street, Edmonton

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MLS® #E4462411

**\$229,000**

2 Bedroom, 1.00 Bathroom, 672 sqft

Single Family on 0.00 Acres

Westwood (Edmonton), Edmonton, AB

Prime 33x140 Lot..Excellent Building  
OPPORTUNITY! Fantastic opportunity for  
builders and investors! This property sits on a  
deep 33x140 lot backing onto a scenic treed  
mound, offering privacy and a great natural  
backdrop. Ideal site to build your dream home  
or a profitable investment project. The existing  
home can be renovated with additional room in  
attic. Rare lot size with endless  
potential.Minutes to Downtown, Rogers Arena,  
convenient location close to schools, parks,  
shopping, and major routes..Don't miss this  
chance to build value in a growing area!

Built in 1948

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4462411               |
| Price          | \$229,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 672                    |
| Acres          | 0.00                   |
| Year Built     | 1948                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |



## Community Information

Address 12239 101 Street  
Area Edmonton  
Subdivision Westwood (Edmonton)  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T5G 2C5

## Amenities

Amenities See Remarks  
Parking No Garage

## Interior

Appliances Dryer, Refrigerator, Stove-Ele  
Heating Forced Air-1, Natural Gas  
Stories 1  
Has Basement Yes  
Basement Partial, Unfinished

## Exterior

Exterior Wood, Stucco  
Exterior Features Fenced, Public Transportation  
Roof Asphalt Shingles  
Construction Wood, Stucco  
Foundation Concrete Perimeter

## Additional Information

Date Listed October 16th, 2025  
Days on Market 3  
Zoning Zone 08

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Listing information last updated on October 19th, 2025 at 7:02pm MDT

