

## \$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 "home" 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 2

Zoning Zone 08

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Listing information last updated on November 16th, 2025 at 10:47am MST