

## \$1,025,000 - 12420 103 Avenue, Edmonton

MLS® #E4443272

**\$1,025,000**

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® #	E4443272
Price	\$1,025,000
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	June 19th, 2025
Days on Market	27
Zoning	Zone 07

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 16th, 2025 at 5:47am MDT