



Edmonton Alberta

\$1,700,000

Timeless Westmount Estate Backing onto a Ravine - A Rare Historical Offering Welcome to 10317 Villa Avenue NW - a stately 1912-built residence on an impressive 1/3 AC ravine lot in Historical Westmount. Extensively renovated & expanded in 2010, this 5-bedroom + sunroom, 4-bathroom home blends classic craftsmanship with modern comfort. The original living & dining rooms feature oversized 1912 trim & a NG FP insert, while the spacious primary suite offers a NG FP, in-floor heated ensuite, & generous proportions. Enjoy radiant heating throughout, including in-floor heat in the boot room & oversized 1.5 attached garage (with drain). The professionally landscaped, south-facing backyard is a timeless retreat with two decks--a large one off the kitchen & nook, & a second-floor balcony with ravine views. Additional upgrades include: NF FP in the basement family room, a 2013 asphalt shingle roof, & efficient modern mechanicals. All this, steps to 124 Street, top schools, downtown YEG & close to U of Alberta! (id:6769)

Family room Measurements not available

Bedroom 5 Measurements not available

Storage Measurements not available

Cold room Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Bedroom 4 Measurements not available

Listing Presented By:



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