



## 12214 108 Avenue Edmonton AB

\$489,900

Gorgeous & spacious 4-bedroom/2.5-bathroom 2-Storey family home located in the mature Westmount neighborhood. Location! Location! Location! One block to 107 Ave and 124 St. Shops, Restaurants, Etc. Roxy Theatre, Manchester Square, Westmount Off-Leash Dog Park to name a few. This fine Half Duplex is comprised of 2077 Sq Ft of living space on 2 floors. Upon entry behold a very spacious sunken living room with an expansive South-facing window and original woodwork. Main floor - country kitchen and features both a dinette and a formal dining room. Upper level includes 4 bedrooms, the spacious primary of which has a 3-piece ensuite & a walk-in closet. The 4th bedroom could be an office or den. A huge 20-ft balcony is accessible via both bedrooms on the South side of the house. The main bath is 4-piece and features a bidet and a huge unique bathtub. Single Attached Garage with a deck above, along with a fenced, landscaped yard. All in all, a fine family home - immaculate, well-maintained and soundproof. \*

Listing Presented By:



Originally Listed by:  
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