

## \$599,000 - 13011 109 Avenue, Edmonton

MLS® #E4461737

**\$599,000**

4 Bedroom, 2.00 Bathroom, 1,080 sqft

Single Family on 0.00 Acres

Westmount, Edmonton, AB

**BUILDERS/INVESTORS** 13011-109Ave boasts a 695 m2 Corner lot currently there is a Custom Built Home by Travis & Sons 1080 sq ft 3=1 bedroom and a 21 X 32 detached Garage Home is in need of modernizing as the Bones and mechanics are in great condition Lot is 140 x 55

Built in 1953

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4461737               |
| Price          | \$599,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,080                  |
| Acres          | 0.00                   |
| Year Built     | 1953                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13011 109 Avenue |
| Area        | Edmonton         |
| Subdivision | Westmount        |



|             |          |
|-------------|----------|
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T5M 2G1  |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | No Smoking Home        |
| Parking   | Double Garage Detached |

### **Interior**

|              |                           |
|--------------|---------------------------|
| Appliances   | None                      |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stucco       |
| Exterior Features | Corner Lot         |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco       |
| Foundation        | Concrete Perimeter |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 4                  |
| 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 October 14th, 2025 at 4:17am MDT