# \$1,675,000 - 10317 Villa Avenue, Edmonton

MLS® #E4440196

## \$1,675,000

5 Bedroom, 4.00 Bathroom, 3,274 sqft Single Family on 0.00 Acres

Westmount, Edmonton, AB

Grand Westmount Ravine Estate with Walkout Basement â€" 4,756.70 SqFt of total livable space (3,274.19 SqFt above grade + 1,472.51 SqFt walkout basement) of Timeless Living Experience the rare blend of heritage elegance & expansive modern comfort at this stately 1912-built residence on a 1/3 AC ravine lot in Historic Westmount. Extensively renovated & expanded in 2010, this is a 5-bedroom + sunroom, 4-bathroom home. The original living & dining rooms feature oversized 1912 trim & a NG FP insert, the spacious primary suite offers a NG FP, in-floor heated ensuite, & spa en suite. 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 private retreat with 2 decks - a large one off the kitchen & nook, & a second-floor balcony with ravine views - plus walkout basement. Additional upgrades: a NG FP in the basement family room a 2013 shingled roof, & modern mechanicals. All this, steps to 124 St.

Built in 1912

## **Essential Information**

MLS® # E4440196 Price \$1,675,000







Lease Rate \$15

Bedrooms 5

Bathrooms 4.00

Full Baths 4

Square Footage 3,274

Acres 0.00

Year Built 1912

Type Single Family

Sub-Type Detached Single Family

Style 3 Storey

Status Active

## **Community Information**

Address 10317 Villa Avenue

Area Edmonton
Subdivision Westmount
City Edmonton
County ALBERTA

Province AB

Postal Code T5N 3T8

## **Amenities**

Amenities Deck, No Smoking Home, Sunroom, Walkout Basement, Wood

Windows, Rooftop Deck/Patio

Parking Spaces 6

Parking Over Sized, Single Garage Attached

Is Waterfront Yes

### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan,

Stove-Countertop Gas, Washer, Window Coverings

Heating Baseboard, In Floor Heat System, Natural Gas

Fireplace Yes

Fireplaces Insert

Stories 4

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Brick, Hardie Board Siding

Exterior Features Backs Onto Park/Trees, Landscaped, No Back Lane, Ravine View,

Rolling Land, Schools, Shopping Nearby, Sloping Lot, Stream/Pond,

Treed Lot, View City, See Remarks

Roof Asphalt Shingles

Construction Brick, Hardie Board Siding

Foundation Concrete Perimeter

## **School Information**

Elementary WÎHKWÊNTÃ"WIN SCHOOL

Middle WESTMINSTER SCHOOL

High VICTORIA SCHOOL

#### **Additional Information**

Date Listed June 4th, 2025

Days on Market 147

Zoning Zone 07

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