

\$1,700,000 - 10317 Villa Avenue, Edmonton

MLS® #E4440196

\$1,700,000

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 \$1,700,000



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	WĀŽHKWĀŠNTĀ”WIN SCHOOL
Middle	WESTMINSTER SCHOOL
High	VICTORIA SCHOOL

Additional Information

Date Listed	June 4th, 2025
Days on Market	69
Zoning	Zone 07

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