

\$1,348,000 - 10347 Villa Avenue, Edmonton

MLS® #E4423510

\$1,348,000

4 Bedroom, 3.50 Bathroom, 2,083 sqft

Single Family on 0.00 Acres

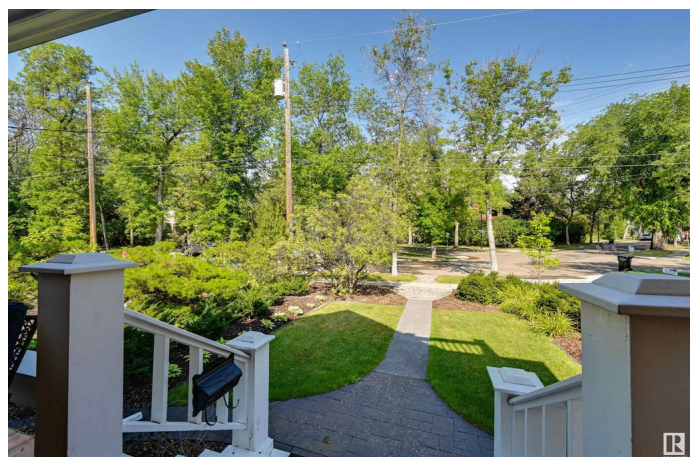
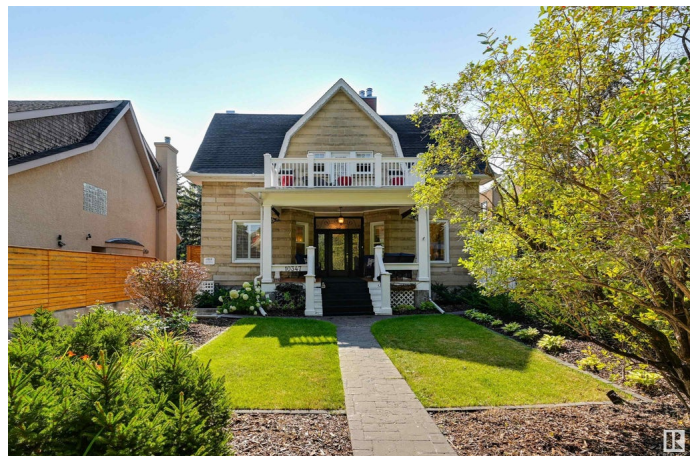
Westmount, Edmonton, AB

Nestled within the prestigious Groat Estates, this extraordinary 1912 home exudes timeless elegance and luxury. Meticulously and respectfully upgraded, this historic residence seamlessly blends its original charm with modern sophistication. The sandstone exterior, accompanied by a grand front verandah, sets the stage for the exquisite interior that await. These historic features are complemented by luxurious heated marble floors, chandeliers & modernized fireplaces. Thoughtfully modernized with advanced plumbing, heating systems, and environmentally friendly solar panels. The property also features a spacious triple garage and workshop, offering ample space for your vehicles and projects. The extremely private backyard is a haven of tranquility, expertly landscaped and extending to a secluded lookout nestled within a lush, tree-lined ravine. This home is not just a residence; it's a rare opportunity to own a piece of history in one of the city's most exclusive neighborhoods.

Built in 1912

Essential Information

| | |
|----------|-------------|
| MLS® # | E4423510 |
| Price | \$1,348,000 |
| Bedrooms | 4 |



| | |
|----------------|------------------------|
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,083 |
| Acres | 0.00 |
| Year Built | 1912 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 10347 Villa Avenue |
| Area | Edmonton |
| Subdivision | Westmount |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5N 3T9 |

Amenities

| | |
|-----------|------------------------------------------|
| Amenities | Closet Organizers, Deck, No Smoking Home |
| Parking | Triple Garage Attached |

Interior

| | |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Stove-Gas, Washer, Refrigerators-Two, Garage Heater |
| Heating | Baseboard, Hot Water, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|-------------------------------------------------------------------------------|
| Exterior | Wood, Brick, Stone |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, Ravine View, Schools, Shopping Nearby |

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Stone |
| Foundation | Brick |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 1st, 2025 |
| Days on Market | 42 |
| Zoning | Zone 07 |

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Listing information last updated on April 11th, 2025 at 10:47pm MDT