

## **\$975,000 - 10320 Villa Avenue, Edmonton**

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MLS® #E4419670

**\$975,000**

3 Bedroom, 2.50 Bathroom, 2,227 sqft

Single Family on 0.00 Acres

Westmount, Edmonton, AB

**PRICED TO SELL!** Nestled in Villa Avenue's vibrant urban neighborhood, this impressive 2-storey home epitomizes modern design and energy efficiency with 2x8 framing and R2000 specifications. Stepping inside you are captivated by the open-concept layout. Clean lines, minimalist decor, and ample natural light streaming in through large windows, the space is both sleek & comfortable. Great room features a cozy fireplace in, perfect for a night in or hosting stylish gatherings. Dining area and gourmet kitchen boast sleek concrete countertops, complementing trendy Brazilian cherry hardwood floors. A balcony overlooks the neighboring park for serene moments. Ascending the modern open tread staircase, a spacious primary suite awaits, complete with a walk-in closet and ensuite. Versatile bonus room (3rd bedroom possibility), 2nd bedroom and full bathroom. The finished basement offers additional family room with massive windows providing lots of natural light into the space, which can easily be converted to another bedroom.



Built in 2007

### **Essential Information**

MLS® #                    E4419670

Price                      \$975,000

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,227
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	10320 Villa Avenue
Area	Edmonton
Subdivision	Westmount
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 3T9

### Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, No Animal Home, No Smoking Home, Infill Property, Exterior Walls 2"x8"
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Backs Onto Park/Trees, Fruit Trees/Shrubs, Private Setting, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed January 30th, 2025

Days on Market 71

Zoning Zone 07

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Listing information last updated on April 11th, 2025 at 11:18am MDT