

# \$1,275,000 - 10347 Villa Avenue, Edmonton

MLS® #E4433662

**\$1,275,000**

4 Bedroom, 3.50 Bathroom, 2,083 sqft

Single Family on 0.00 Acres

Westmount, Edmonton, AB

PRIVATE RAVINE RETREAT IN PRESTIGIOUS GROAT ESTATES! Nestled in a secluded, forested ravine within Groat Estates, this stunning heritage home offers unmatched privacy and timeless elegance. Set on an immaculately landscaped lot, the home's sandstone exterior and inviting front verandah make a striking first impression. Inside, original character details blend seamlessly with thoughtful modern upgrades, including heated marble floors, modernized fireplaces, and sparkling chandeliers. The home has been respectfully updated with **ADVANCED PLUMBING and HEATING systems, NEW WINDOWS** as well as environmentally conscious **SOLAR PANELS** for sustainable living. The heart of this estate is its ravine-backed backyard—a peaceful, private oasis with a secluded lookout surrounded by nature. Whether relaxing in solitude or entertaining guests, this setting offers a tranquil escape just minutes from downtown. Additional features include a spacious triple garage and workshop. **TRULY A SANCTUARY IN THE CITY!**



Built in 1921

## Essential Information

MLS® # E4433662

Price \$1,275,000

Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,083
Acres	0.00
Year Built	1921
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	May 1st, 2025
Days on Market	42
Zoning	Zone 07

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