

# **\$1,550,000 - 10317 Villa Avenue, Edmonton**

MLS® #E4465797

**\$1,550,000**

6 Bedroom, 4.00 Bathroom, 3,330 sqft

Single Family on 0.00 Acres

Westmount, Edmonton, AB

An exceptional blend of historic character & modern luxury in one of Edmonton's most cherished neighbourhoods. Situated on a rare 1/3 acre ravine lot in Historic Westmount, this grand 1912 residence has been lovingly modernized & has so much to offer. This impressive 6 bedroom, 4 bathroom estate has been extensively renovated. The main floor features a regal living room with a beautiful fireplace, & spacious dining area - great for entertaining. Next is the fully renovated, south-facing chef's kitchen with breakfast nook - offering deck access & unobstructed river valley views. The floor is complete with a full bathroom & bedroom/office. Upstairs is the primary suite featuring a fireplace, walk-in closet and spa-like ensuite w/ heated floors & clawfoot soaker tub. Two more bedrooms, laundry, full bath & deck complete the level. 5th bedroom or flex room with excellent storage on 3rd level. Fully finished walk out basement with heated mudroom & full bath, bedroom, bonus room w/ fireplace, attached garage!

Built in 1912

## **Essential Information**

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Price \$1,550,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 3,330                  |
| 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, Sunroom, Walkout Basement, Rooftop Deck/Patio |
| Parking   | Over Sized, Single Garage Attached                  |

### Interior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings |
| Heating           | Baseboard, In Floor Heat System, Natural Gas                                                                                      |
| Fireplace         | Yes                                                                                                                               |
| Fireplaces        | Brick Facing, Mantel, Tile Surround                                                                                               |
| 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, Schools, Shopping Nearby, Treed Lot, View City |

|              |                            |
|--------------|----------------------------|
| Roof         | Asphalt Shingles           |
| Construction | Brick, Hardie Board Siding |
| Foundation   | Concrete Perimeter         |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 14th, 2025 |
| Days on Market | 5                   |
| Zoning         | Zone 07             |

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Listing information last updated on November 19th, 2025 at 3:32am MST