

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

MLS® #E4419670

**\$975,000**

2 Bedroom, 2.50 Bathroom, 2,227 sqft  
Single Family on 0.00 Acres

Westmount, Edmonton, AB

**PRICED TO SELL! BRING AN OFFER!**

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, second bedroom and another full bathroom. The finished basement offers additional family room with massive windows providing lots of natural light into the space. Experience urban luxury in this stylish abode.



Built in 2007

### **Essential Information**

MLS® #	E4419670
Price	\$975,000

Bedrooms	2
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, Shopping Nearby  
Roof Asphalt Shingles  
Construction Wood, Brick, Stucco  
Foundation Concrete Perimeter

**Additional Information**

Date Listed January 30th, 2025  
Days on Market 63  
Zoning Zone 07



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 3rd, 2025 at 3:18pm MDT