

Courtesy Of Janice L Kosak Of MaxWell Challenge Realty

## \$899,900 - 10320 Villa Avenue, Edmonton

MLS® #E4430449

**\$899,900**

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

Westmount, Edmonton, AB

**\*\*NEW PRICE\*\* 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 specs. Stepping inside you are captivated by the open-concept .layout. Clean lines, minimalist decor, and ample natural light streaming in thru large windows, the space is both sleek & comfortable. Great room features a cozy fireplace, perfect for a night in or hosting stylish gatherings. Dining area and a large kitchen boasting 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, 2nd bedroom and full bath. The finished basement offers an additional bedroom (currently used as an office) with massive windows providing lots of natural light into the space.

Built in 2007

### Essential Information

MLS® #	E4430449
Price	\$899,900



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, Refrigerator, 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 April 11th, 2025

Days on Market 4

Zoning Zone 07

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Listing information last updated on April 15th, 2025 at 5:17am MDT