

## \$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 9:02am MDT