

# \$1,348,000 - 10347 Villa Avenue, Edmonton

MLS® #E4423510

**\$1,348,000**

4 Bedroom, 3.50 Bathroom, 2,083 sqft

Single Family on 0.00 Acres

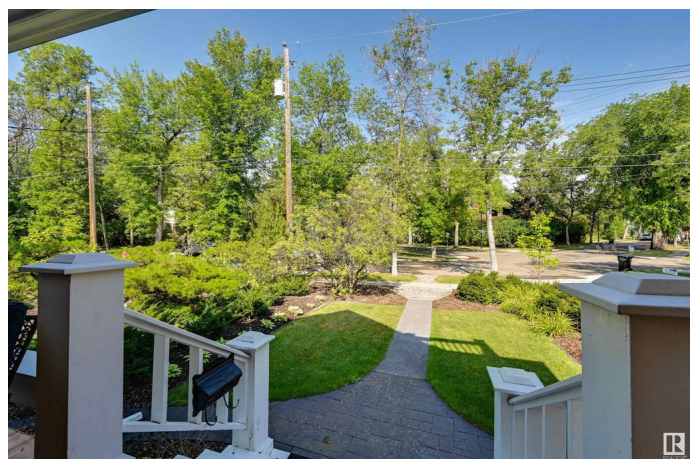
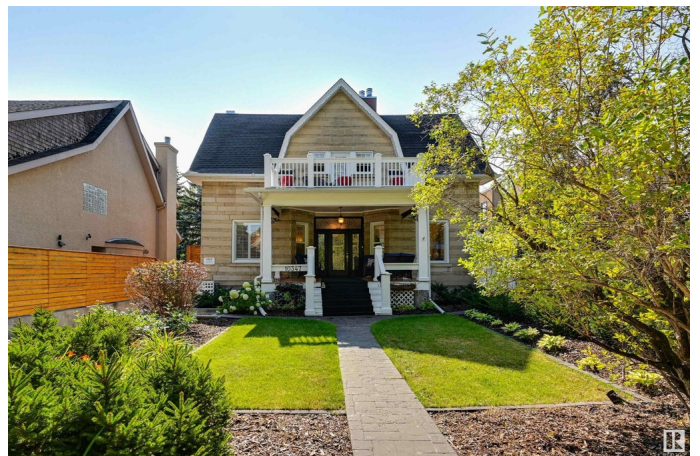
Westmount, Edmonton, AB

Nestled within the prestigious Groat Estates, this extraordinary 1912 home exudes timeless elegance and luxury. Meticulously and respectfully upgraded, this historic residence seamlessly blends its original charm with modern sophistication. The sandstone exterior, accompanied by a grand front verandah, sets the stage for the exquisite interior that await. These historic features are complemented by luxurious heated marble floors, chandeliers & modernized fireplaces. Thoughtfully modernized with advanced plumbing, heating systems, and environmentally friendly solar panels. The property also features a spacious triple garage and workshop, offering ample space for your vehicles and projects. The extremely private backyard is a haven of tranquility, expertly landscaped and extending to a secluded lookout nestled within a lush, tree-lined ravine. This home is not just a residence; it's a rare opportunity to own a piece of history in one of the city's most exclusive neighborhoods.

Built in 1912

## Essential Information

MLS® #	E4423510
Price	\$1,348,000
Bedrooms	4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,083
Acres	0.00
Year Built	1912
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	March 1st, 2025
Days on Market	61
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 May 1st, 2025 at 2:32am MDT