

# \$1,675,000 - 10317 Villa Avenue, Edmonton

MLS® #E4440196

**\$1,675,000**

5 Bedroom, 4.00 Bathroom, 3,274 sqft

Single Family on 0.00 Acres

Westmount, Edmonton, AB

Grand Westmount Ravine Estate with Walkout Basement – 4,756.70 SqFt of total livable space (3,274.19 SqFt above grade + 1,472.51 SqFt walkout basement) of Timeless Living Experience the rare blend of heritage elegance & expansive modern comfort at this stately 1912-built residence on a 1/3 AC ravine lot in Historic Westmount. Extensively renovated & expanded in 2010, this is a 5-bedroom + sunroom, 4-bathroom home. The original living & dining rooms feature oversized 1912 trim & a NG FP insert, the spacious primary suite offers a NG FP, in-floor heated ensuite, & spa en suite. Radiant heating throughout, including in-floor heat in the boot room & oversized 1.5 attached garage (with drain). The professionally landscaped, south-facing backyard is a private retreat with 2 decks - a large one off the kitchen & nook, & a second-floor balcony with ravine views - plus walkout basement. Additional upgrades: a NG FP in the basement family room a 2013 shingled roof, & modern mechanicals. All this, steps to 124 St.

Built in 1912

## Essential Information

|        |             |
|--------|-------------|
| MLS® # | E4440196    |
| Price  | \$1,675,000 |



|                |                        |
|----------------|------------------------|
| Lease Rate     | \$15                   |
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 3,274                  |
| 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, No Smoking Home, Sunroom, Walkout Basement, Wood Windows, Rooftop Deck/Patio |
| Parking Spaces | 6                                                                                  |
| Parking        | Over Sized, Single Garage Attached                                                 |
| Is Waterfront  | Yes                                                                                |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Stove-Countertop Gas, Washer, Window Coverings |
| Heating           | Baseboard, In Floor Heat System, Natural Gas                                                                        |
| Fireplace         | Yes                                                                                                                 |
| Fireplaces        | Insert                                                                                                              |
| 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, Rolling Land, Schools, Shopping Nearby, Sloping Lot, Stream/Pond, Treed Lot, View City, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                  |
| Construction      | Brick, Hardie Board Siding                                                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                                                                |

**School Information**

|            |                        |
|------------|------------------------|
| Elementary | WĀŽHKWĀŠNTĀ”WIN SCHOOL |
| Middle     | WESTMINSTER SCHOOL     |
| High       | VICTORIA SCHOOL        |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 121            |
| Zoning         | Zone 07        |

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Listing information last updated on October 3rd, 2025 at 6:02am MDT