

\$1,700,000 - 10317 Villa Avenue, Edmonton

MLS® #E4440196

\$1,700,000

5 Bedroom, 4.00 Bathroom, 3,274 sqft

Single Family on 0.00 Acres

Westmount, Edmonton, AB

Timeless Westmount Estate Backing onto a Ravine – A Rare Historical Offering
Welcome to 10317 Villa Avenue NW – a stately 1912-built residence on an impressive 1/3 AC ravine lot in Historical Westmount. Extensively renovated & expanded in 2010, this 5-bedroom + sunroom, 4-bathroom home blends classic craftsmanship with modern comfort. The original living & dining rooms feature oversized 1912 trim & a NG FP insert, while the spacious primary suite offers a NG FP, in-floor heated ensuite, & generous proportions. Enjoy 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 timeless retreat with two decks – a large one off the kitchen & nook, & a second-floor balcony with ravine views. Additional upgrades include: NF FP in the basement family room, a 2013 asphalt shingle roof, & efficient modern mechanicals. All this, steps to 124 Street, top schools, downtown YEG & close to U of Alberta!

Built in 1912

Essential Information

MLS® # E4440196

Price \$1,700,000



| | |
|----------------|------------------------|
| 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 |

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 | 13 |
| Zoning | Zone 07 |

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Listing information last updated on June 17th, 2025 at 4:02am MDT