

## \$695,000 - 12620 104 Avenue, Edmonton

MLS® #E4446231

**\$695,000**

3 Bedroom, 1.50 Bathroom, 1,507 sqft

Single Family on 0.00 Acres

Westmount, Edmonton, AB

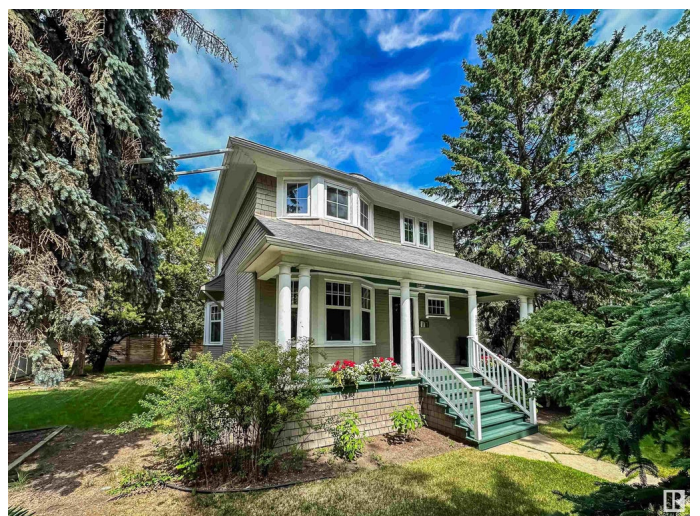
**THE MAYOR EVANS RESIDENCE |**  
**HERITAGE BEAUTY IN WESTMOUNT** This timeless 3 bedroom, 1,506 ft<sup>2</sup> two-storey known as the Mayor Evans Residence sits on a beautifully landscaped, sun-filled lot in a rare historic pocket of Westmount, across from a quiet park and just steps to 124 Street's caf  s, restaurants, groceries, etc. Homes like this seldom come available in such a walkable, tree-lined setting. Listed on the City of Edmonton's Inventory of Historic Resources and eligible for restoration grants upon registration, this home blends preserved architectural integrity with thoughtful upgrades. 9' ceilings, wide trim, and crown moulding evoke classic charm, while the open plan and oversized south-facing windows create an airy, light-filled main floor. A professionally renovated basement offers rare full-height ceilings, large family room and 3-piece bath. Major updates (2010) include kitchen, windows, bath, electrical, furnace, HWT, attic insulation, and shingles. A truly special one-of-a-kind home.

Built in 1921

### Essential Information

MLS® # E4446231

Price \$695,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,507                  |
| Acres          | 0.00                   |
| Year Built     | 1921                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12620 104 Avenue |
| Area        | Edmonton         |
| Subdivision | Westmount        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5N 0V7          |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Ceiling 9 ft., Deck    |
| Parking Spaces | 2                      |
| Parking        | Single Garage Detached |

### Interior

|              |                                                                               |
|--------------|-------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                     |
| Stories      | 2                                                                             |
| Has Basement | Yes                                                                           |
| Basement     | Full, Finished                                                                |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior          | Wood                     |
| Exterior Features | Landscaped, Park/Reserve |
| Roof              | Asphalt Shingles         |
| Construction      | Wood                     |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 6th, 2025

Days on Market                28

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 August 3rd, 2025 at 7:17am MDT