Courtesy Of Jeffrey Scott Of RE/MAX River City

$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 â€“ A Rare Historical Offering Welcome to 10317 Villa Avenue NW â€“ 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 decksâ€”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
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	WÃŽHKWÃŠNTÃ”WIN SCHOOL
Middle	WESTMINSTER SCHOOL
High	VICTORIA SCHOOL

Additional Information

Date Listed	June 4th, 2025
Days on Market	60
Zoning	Zone 07

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Listing information last updated on August 3rd, 2025 at 6:47am MDT