

## \$329,900 - 102 Woodvale Road, Edmonton

MLS® #E4460015

**\$329,900**

3 Bedroom, 2.00 Bathroom, 840 sqft

Single Family on 0.00 Acres

Hillview, Edmonton, AB

Why rent when you can own? Discover this Woodvale gem, with NO CONDO FEES! Whether you're searching for your first home or your next investment, this property delivers unbeatable value. Inside find timeless GRANITE flooring, solid hardwood in the sun filled living rm, & a stylish U-shaped kitchen w/a cozy dining nook. The main level hosts 2 good sized bedrooms and a full bath, while the bright bi-level design continues downstairs with oversized windows, a spacious rec room, upgraded full bath, generously sized third bedroom, laundry rm, and storage. A SEPARATE side entrance offers added flexibility and future potential. Recent updates include NEW windows upstairs, a newer hot water tank, and a durable rubber patio. Outdoors, the WEST facing backyard is your private retreat with a large patio, mature trees, shed, and rear lane access parking for two. All of this just minutes from the Whitemud, LRT, schools and shopping - a home that perfectly balances comfort, style, and convenience. Call this home today!

Built in 1977

### Essential Information

MLS® # E4460015

Price \$329,900



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 840           |
| Acres          | 0.00          |
| Year Built     | 1977          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | Bi-Level      |
| Status         | Active        |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 102 Woodvale Road |
| Area        | Edmonton          |
| Subdivision | Hillview          |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6L 1P7           |

### **Amenities**

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Amenities      | On Street Parking, See Remarks                              |
| Parking Spaces | 2                                                           |
| Parking        | 2 Outdoor Stalls, No Garage, Rear Drive Access, See Remarks |

### **Interior**

|              |                                                                                     |
|--------------|-------------------------------------------------------------------------------------|
| Appliances   | Dryer, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                           |
| Stories      | 2                                                                                   |
| Has Basement | Yes                                                                                 |
| Basement     | Full, Finished                                                                      |

### **Exterior**

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                   |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                               |
| Construction      | Wood, Stucco                                                                                                   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 29th, 2025

Days on Market                7

Zoning                            Zone 29

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Listing information last updated on October 5th, 2025 at 11:32pm MDT