

# \$1,275,000 - 10347 Villa Avenue, Edmonton

MLS® #E4433662

**\$1,275,000**

4 Bedroom, 3.50 Bathroom, 2,083 sqft

Single Family on 0.00 Acres

Westmount, Edmonton, AB

PRIVATE RAVINE RETREAT IN PRESTIGIOUS GROAT ESTATES! Nestled in a secluded, forested ravine within Groat Estates, this stunning heritage home offers unmatched privacy and timeless elegance. Set on an immaculately landscaped lot, the home's sandstone exterior and inviting front verandah make a striking first impression. Inside, original character details blend seamlessly with thoughtful modern upgrades, including heated marble floors, modernized fireplaces, and sparkling chandeliers. The home has been respectfully updated with ADVANCED PLUMBING and HEATING systems, NEW WINDOWS as well as environmentally conscious SOLAR PANELS for sustainable living. The heart of this estate is its ravine-backed backyard—a peaceful, private oasis with a secluded lookout surrounded by nature. Whether relaxing in solitude or entertaining guests, this setting offers a tranquil escape just minutes from downtown. Additional features include a spacious triple garage and workshop. TRULY A SANCTUARY IN THE CITY!



Built in 1921

## Essential Information

MLS® #	E4433662
Price	\$1,275,000

Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,083
Acres	0.00
Year Built	1921
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	10347 Villa Avenue
Area	Edmonton
Subdivision	Westmount
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 3T9

### Amenities

Amenities	Closet Organizers, Deck, No Smoking Home
Parking	Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Stove-Gas, Washer, Refrigerators-Two, Garage Heater
Heating	Baseboard, Hot Water, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stone
Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, Ravine View, Schools,

	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stone
Foundation	Brick

### **Additional Information**

Date Listed	May 1st, 2025
Days on Market	38
Zoning	Zone 07

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