

## \$1,495,000 - 10979 122 Street, Edmonton

MLS® #E4439192

**\$1,495,000**

4 Bedroom, 3.50 Bathroom, 2,479 sqft

Single Family on 0.00 Acres

Westmount, Edmonton, AB

Experience refined contemporary inner-city living with the privacy of a landscaped yard on a full-size lot in Westmount. Backing onto a greenbelt with trails, near top schools and Royal Alex access, this 4-bed + office, 4-bath home blends design and comfort. Enjoy 10' ceilings, a front veranda, and striking curb appeal. The main floor offers a bright office, open-concept living/dining, and a chef's kitchen with waterfall quartz, matte cabinetry, commercial-grade fridge, walk-in pantry, and a mudroom with dog wash. The finished basement includes a 4th bed/bath, gym, fireplace, and family room. Upgrades: wide-plank hardwood, A/C, full landscaping, cedar fencing, custom blinds, designer lighting, feature wallpaper, and two Dekton fireplaces. The primary suite features a spa-like ensuite with soaker tub, dual vanities, tiled shower, and walk-in closet. Just minutes to downtown and steps from 124th Street. A rare blend of luxury, privacy, and location.

Built in 2017

### Essential Information

MLS® #	E4439192
Price	\$1,495,000
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	2,479
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	10979 122 Street
Area	Edmonton
Subdivision	Westmount
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 0A9

### Amenities

Amenities	On Street Parking, Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", No Smoking Home, Parking-Extra, Patio, Infill Property, HRV System
Parking	Double Garage Detached, Parking Pad Cement/Paved, Rear Drive Access
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Water Softener, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Backs Onto Lake, Backs Onto Park/Trees, Fenced, Flat Site, Golf

Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	EPDM Membrane
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 28th, 2025
Days on Market	102
Zoning	Zone 07

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