

## \$429,900 - 10915 122 Street, Edmonton

MLS® #E4448919

**\$429,900**

3 Bedroom, 1.50 Bathroom, 757 sqft

Single Family on 0.00 Acres

Westmount, Edmonton, AB

PROPERTY FOR REDEVELOPMENT. This 49 x 122 Lot in Westmount is backing onto a PARK and zoned RF3. It can accommodate two skinnies, a 4 plex or build your dream home in a desirable neighborhood. The possibilities are endless. Not only does this location provide great access to downtown and the river valley, but it also allows for easy commuting to the University & other amenities. The proximity to shops, farmers market, iconic 124st district, brewery district & restaurants in the downtown core make it an attractive choice for those seeking a vibrant community. Additionally, the nearby river valley offers opportunities for biking & walking, adding to the appeal of this redevelopment potential. Overall, this property presents a great opportunity for those looking to create their ideal urban lifestyle in one of Edmonton's most sought-after neighborhoods.

Built in 1953

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4448919  |
| Price      | \$429,900 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 757                    |
| Acres          | 0.00                   |
| Year Built     | 1953                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10915 122 Street |
| Area        | Edmonton         |
| Subdivision | Westmount        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5M 0A7          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Single Garage Detached |

### Interior

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

### Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                               |
| Exterior Features | Back Lane, Backs Onto Park/Trees, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                          |
| Construction      | Wood, Vinyl                                                                               |
| Foundation        | Concrete Perimeter                                                                        |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 12              |

Zoning

Zone 07

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Listing information last updated on August 2nd, 2025 at 2:02pm MDT