

## \$579,900 - 10823 122 Street, Edmonton

MLS® #E4452974

**\$579,900**

4 Bedroom, 2.00 Bathroom, 1,098 sqft

Single Family on 0.00 Acres

Westmount, Edmonton, AB

Unbeatable Value! Prepare to be charmed by this Westmount beauty! Bursting with character, this updated 3+1 bedroom bungalow is move-in ready. Step into a sun-filled living room with gleaming hardwood floors, elegant coved ceilings, and oversized windows. The timeless kitchen is bright and inviting, while the finished basement nearly doubles your space with a huge rec room, full bath, and spacious bedroom. Outside, your private oasis awaits – a landscaped yard with mature trees, firepit area, your retreat extends to a green space behind along with a walking trail. A double detached garage adds convenience. Tucked in serene Westmount yet steps from trendy shops, cafes, parks, amenities, transit, schools and more.

Built in 1953

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4452974  |
| Price          | \$579,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,098     |
| Acres          | 0.00      |
| Year Built     | 1953      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10823 122 Street |
| Area        | Edmonton         |
| Subdivision | Westmount        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5M 0A5          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Air Conditioner        |
| Parking   | Double Garage Detached |

### Interior

|              |                                                                                                        |
|--------------|--------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| 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, Fenced, Flat Site, Landscaped, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                 |
| Construction      | Wood, Vinyl                                                                      |
| Foundation        | Concrete Perimeter                                                               |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 5                 |
| Zoning         | Zone 07           |

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