

## \$609,900 - 10823 122 Street, Edmonton

MLS® #E4448097

**\$609,900**

4 Bedroom, 2.00 Bathroom, 1,098 sqft

Single Family on 0.00 Acres

Westmount, Edmonton, AB

Get ready to fall in love with this absolutely delightful Westmount gem! This beautifully updated 3+1 bedroom bungalow is move-in ready and bursting with personality “ from the welcoming tiled entry that leads into a bright, airy living room featuring stunning hardwood floors, and elegant coved ceilings. The kitchen keeps things timeless and fresh, while those oversized windows throughout flood every room with natural light. The magic continues downstairs with a finished basement that adds a generous third bedroom, full bathroom, and enormous rec rooms, essentially doubling your living space. Step outside to discover your own private retreat “ a beautifully landscaped yard with mature trees, perfect for entertaining around the firepit or simply unwinding after a long day. The stunning yard extends to the green space behind the home and you can enjoy the double detached garage. Nestled in peaceful Westmount yet close to everything you need, this home incredible value.

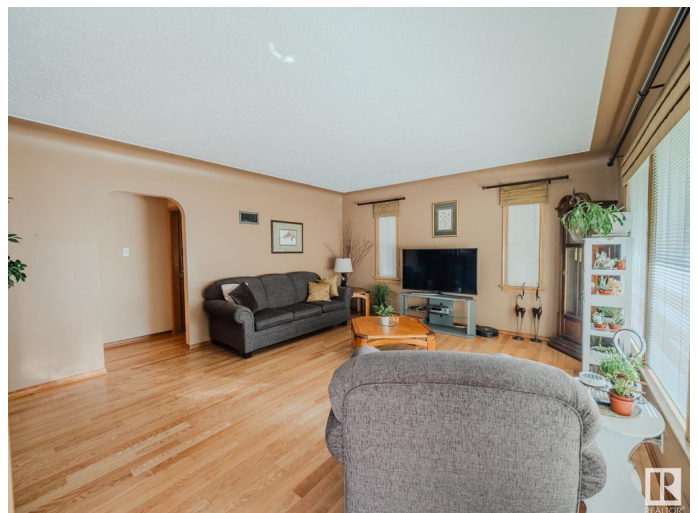
Built in 1953

### Essential Information

MLS® # E4448097

Price \$609,900

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          | Raised 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, Fenced, Flat Site, Landscaped, Shopping Nearby |
| Roof              | Asphalt Shingles                                          |
| Construction      | Wood, Vinyl                                               |
| Foundation        | Concrete Perimeter                                        |

### Additional Information

Date Listed July 16th, 2025

Days on Market 21

Zoning Zone 07

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 6th, 2025 at 1:02am MDT