

## \$594,800 - 11002 122 Street, Edmonton

MLS® #E4432030

**\$594,800**

4 Bedroom, 3.00 Bathroom, 1,547 sqft

Single Family on 0.00 Acres

Westmount, Edmonton, AB

It's hip to be cool, so why not live in one of Canada's coolest neighborhoods—Westmount! This fully updated family home features: \* Four bedrooms \*Two full baths \*Two half baths. The main floor offers a spacious living room overlooking a tree-lined street, an open kitchen with white cabinets, stainless steel appliances, Corian countertops & a dining area with patio doors. Hardwood floors complement the entire area. Enjoy direct access to the double attached garage and a convenient two-piece bath on this level. The upper level includes a primary bedroom with a three-piece ensuite, three additional well-sized bedrooms (one currently used as a home office), and another five-piece bath. The fully developed lower level features a crafts area, family room, laundry room, two-piece bath, Murphy bed for guests & storage space. The insulated and heated garage has man doors to the street and yard. The yard is fully fenced and landscaped, with a covered patio and RV parking.

Built in 1952

### Essential Information

MLS® # E4432030

Price \$594,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 1,547                  |
| Acres          | 0.00                   |
| Year Built     | 1952                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11002 122 Street |
| Area        | Edmonton         |
| Subdivision | Westmount        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5M 0B3          |

### Amenities

|                |                                                                                                                   |
|----------------|-------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, Closet Organizers, Detectors Smoke, Low Flw/Dual Flush Toilet, No Smoking Home, Vinyl Windows |
| Parking Spaces | 4                                                                                                                 |
| Parking        | Double Garage Attached, Heated, Insulated, RV Parking                                                             |

### Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                       |
| Stories           | 3                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                             |
| Basement          | Full, Finished                                                                                                                                                  |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Metal, Vinyl |
|----------|--------------------|

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Corner Lot, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                         |
| Construction      | Wood, Metal, Vinyl                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                       |

### **School Information**

|            |                           |
|------------|---------------------------|
| Elementary | Westglen, St. Vincent     |
| Middle     | Westmount, St. Mark       |
| High       | Ross Sheppard, St. Joseph |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 22nd, 2025 |
| Days on Market | 9                |
| Zoning         | Zone 07          |

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Listing information last updated on May 1st, 2025 at 4:32pm MDT