

## \$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
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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	2
Zoning	Zone 07

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