# \$725,000 - 10149 122 Street, Edmonton

MLS® #E4442249

### \$725,000

4 Bedroom, 2.50 Bathroom, 1,235 sqft Single Family on 0.00 Acres

Wîhkwêntôwin, Edmonton, AB

Discover this exquisite 2-storey heritage stlye home in the heart of WA®hkwAantA´win, Edmonton's premier downtown community, surrounded by historical buildings, cafes, restaurants, art galleries, and boutiques. This 4-bedroom, 2.5-bathroom character home, zoned RM under the Area Redevelopment Plan (ARP), sits on a magical, elm tree-lined street, where summer canopies create an enchanting ambiance. The house next door, also listed and zoned RM, offers a rare opportunity for combined residential or commercial ventures. Step inside to find refinished maple hardwood floors, elegant coved ceilings that exude timeless charm. The open main floor features a living room, kitchen, den & 2 pc bath complete the main level. The inside of this house is charming and elegant. Need business space in downtown area, but don't want to pay the high cost rent for it? Great for an office, salon, clinic or any private practice. Endless opportunities for this amazing location.

Built in 1945

## **Essential Information**

MLS® # E4442249
Price \$725,000

Bedrooms 4







Bathrooms 2.50 Full Baths 2 Half Baths 1

Square Footage 1,235 Acres 0.00 Year Built 1945

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 10149 122 Street

Area Edmonton

Subdivision Wîhkwêntôwin

City Edmonton
County ALBERTA

Province AB

Postal Code T5N 1L7

### **Amenities**

Amenities See Remarks

Parking Single Garage Detached

#### Interior

Appliances Dryer, Refrigerator, Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Fireplaces Mantel

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stucco

Exterior Features Back Lane, Commercial, Fenced, Landscaped, Low Maintenance

Landscape, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

## **Additional Information**

Date Listed June 12th, 2025

Days on Market 139

Zoning Zone 12

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