

## \$949,900 - 11030 122 Street, Edmonton

MLS® #E4419682

**\$949,900**

4 Bedroom, 3.50 Bathroom, 1,948 sqft

Single Family on 0.00 Acres

Westmount, Edmonton, AB

Situated in trendy WESTMOUNT this CUSTOM BUILT home features an IN LAW SUITE and is absolutely IMMACULATE inside and out. The highest quality of finishing and pride of ownership is evident throughout. The main floor has 9' ceilings and features a front living room with GAS F/P, main floor DEN, recently updated kitchen with newer GRANITE counter tops, stainless steel appliances and access to the PARK LIKE backyard- it really is a true OASIS! Completing the main floor is a spacious dining nook and 1/2 bathroom. Upstairs there are 3 bedrooms. One is currently set up as a media room and features sound insulated floor and walls. There is a main 4pce bathroom and SECOND FLOOR LAUNDRY. The primary bedroom has a walk in closet, 4pce ensuite (with STEAM SHOWER) and BALCONY. The FULLY FINISHED basement has its own separate entrance and offers a FULL KITCHEN, living room, LAUNDRY and bedroom. The DOUBLE DETACHED garage has EPOXY FLOORS, 2x6 walls, 220V and the overhead door is 18x7. Central A/C and New HWT (2023).

Built in 2004

### Essential Information

MLS® #

E4419682



|                |                        |
|----------------|------------------------|
| Price          | \$949,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,948                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11030 122 Street |
| Area        | Edmonton         |
| Subdivision | Westmount        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5M 0B3          |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Deck, Front Porch, Vaulted Ceiling, See Remarks |
| Parking   | Double Garage Detached, Heated, Over Sized                       |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Stove-Electric, Stove-Gas, Vacuum Systems, Window Coverings, Wine/Beverage Cooler, See Remarks, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel, Stone Facing  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 30th, 2025 |
| Days on Market | 90                 |
| 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 April 30th, 2025 at 3:02pm MDT