

## \$550,000 - 10718 122 Street, Edmonton

MLS® #E4463084

**\$550,000**

5 Bedroom, 3.00 Bathroom, 1,302 sqft

Single Family on 0.00 Acres

Westmount, Edmonton, AB

Welcome to the vibrant and sought-after community of Westmount. This spectacular five-level split duplex presents an outstanding opportunity with two beautifully updated and fully legal suites. The first suite located on the main floor and lower level include two bedrooms and one bathroom and open directly to the backyard, creating a bright and inviting space. This suite is move-in ready, ideal for family living or generating rental income. The upper-level suite features three spacious bedrooms, two bathrooms, a stunning skylight, and abundant natural light throughout. Fully modernized with high-quality finishes, it currently has a tenant in place, offering a turnkey opportunity. Enjoy the convenience of central living steps from 124 Street, Manchester Square, boutique shopping, popular restaurants, and easy access to public transportation. This property perfectly combines modern updates, income potential, and a prime location. A true must-see in Westmount.

Built in 1993

### Essential Information

MLS® # E4463084

Price \$550,000

Bedrooms 5



|                |               |
|----------------|---------------|
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,302         |
| Acres          | 0.00          |
| Year Built     | 1993          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 5 Level Split |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10718 122 Street |
| Area        | Edmonton         |
| Subdivision | Westmount        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5M 0A3          |

### Amenities

|                |                                                     |
|----------------|-----------------------------------------------------|
| Amenities      | Air Conditioner, Closet Organizers, Vaulted Ceiling |
| Parking Spaces | 4                                                   |
| Parking        | Double Garage Detached                              |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                          |
| Appliances        | Air Conditioning-Central, Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                 |
| Stories           | 5                                                                                                         |
| Has Suite         | Yes                                                                                                       |
| Has Basement      | Yes                                                                                                       |
| Basement          | Full, Finished                                                                                            |

### Exterior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                           |
| Exterior Features | Back Lane, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                      |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 22nd, 2025 |
| Days on Market | 12                 |
| Zoning         | Zone 07            |

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Listing information last updated on November 3rd, 2025 at 5:32pm MST