

## \$700,000 - 10153 122 Street, Edmonton

MLS® #E4442255

**\$700,000**

4 Bedroom, 1.50 Bathroom, 1,070 sqft

Single Family on 0.00 Acres

Wāḥkwāntāwin, Edmonton, AB

Nestled in the heart of Wāḥkwāntāwin, Edmonton's premier community, this captivating 4-bedroom, 2-bathroom heritage style home is a rare gem zoned RM under the Area Redevelopment Plan (ARP). This character-filled residence sits on a picturesque, elm tree-lined street, where majestic canopies create a magical ambiance in summer. The house next door is also listed and zoned RM, presenting a unique opportunity for combined residential or commercial ventures. Perfect for a personal residence or professional office/business, this property blends timeless charm with modern upgrades. Step inside to discover refinished maple hardwood floors, elegant coved ceilings, anchors the inviting living space. The open main floor exudes warmth and sophistication, ideal for hosting or everyday living. The large hardwood staircase leads to a spacious basement featuring a family room, a generous bedroom, and a 4-piece bathroom. Updates include furnace, hot water tank, roof, air conditioning & electric

Built in 1945

### Essential Information

MLS® # E4442255

Price \$700,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,070                  |
| Acres          | 0.00                   |
| Year Built     | 1945                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10153 122 Street |
| Area        | Edmonton         |
| Subdivision | WÃ©hkwÃ©ntÃ©win  |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5N 1L7          |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Air Conditioner, Detectors Smoke |
| Parking Spaces | 3                                |
| Parking        | Single Garage Detached           |

### Interior

|              |                                                                                 |
|--------------|---------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dryer, Washer, Window Coverings, Wine/Beverage Cooler |
| Heating      | Forced Air-1, Natural Gas                                                       |
| Stories      | 2                                                                               |
| Has Basement | Yes                                                                             |
| Basement     | Full, Finished                                                                  |

### Exterior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                          |
| Exterior Features | Back Lane, Commercial, Fenced, Landscaped, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                      |

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 132             |
| Zoning         | Zone 12         |

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Listing information last updated on October 22nd, 2025 at 2:47pm MDT