

## \$499,900 - 10981 130 Street, Edmonton

MLS® #E4449827

**\$499,900**

3 Bedroom, 1.50 Bathroom, 858 sqft

Single Family on 0.00 Acres

Westmount, Edmonton, AB

Located in the charming and established community of Westmount, this fully renovated historic bungalow blends timeless character with modern updates—perfect for first-time buyers, investors, or downsizers alike. Step inside to find stunning new hardwood flooring (2023) throughout the main floor, a bright and spacious living room, an updated kitchen flowing into the dining area, plus two bedrooms and a refreshed 4-piece bath. The partially finished basement adds more living space with a cozy wood-burning stove, rec room, additional bedroom, and laundry. Enjoy the professionally landscaped (2022) backyard oasis, featuring lush gardens, a large patio area, and a massive 24' x 24' heated garage with a storage loft (2021). Additional upgrades include triple-pane windows (2023), new boiler, and new fencing (2024). Westmount is known for its tree-lined streets, walkability, unique local shops, and proximity to downtown and the river valley. A truly move-in-ready gem offering lifestyle, location, & lasting value!

Built in 1947

### Essential Information

MLS® # E4449827

Price \$499,900



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	858
Acres	0.00
Year Built	1947
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	10981 130 Street
Area	Edmonton
Subdivision	Westmount
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 0Z6

### Amenities

Amenities	On Street Parking, Patio, See Remarks
Parking Spaces	2
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Hot Water, Water
Fireplace	Yes
Fireplaces	Woodstove
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden,

	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Westglen School
Middle	Westmount School
High	Ross Sheppard School

### Additional Information

Date Listed	July 25th, 2025
Days on Market	2
Zoning	Zone 07

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