

## \$1,495,000 - 10979 122 Street, Edmonton

MLS® #E4460013

**\$1,495,000**

4 Bedroom, 3.50 Bathroom, 2,479 sqft

Single Family on 0.00 Acres

Westmount, Edmonton, AB

Experience refined contemporary inner-city living with the privacy of a landscaped yard on a full-size lot in Westmount. Backing onto a greenbelt with trails, near top schools and Royal Alex access, this 4-bed + office, 4-bath home blends design and comfort. Enjoy 10'™ ceilings, a front veranda, and striking curb appeal. The main floor offers a bright office, open-concept living/dining, and a chef's kitchen with waterfall quartz, matte cabinetry, commercial-grade fridge, walk-in pantry, and a mudroom with dog wash. The finished basement includes a 4th bed/bath, gym, fireplace, and family room. Upgrades: wide-plank hardwood, A/C, full landscaping, cedar fencing, custom blinds, designer lighting, feature wallpaper, and two Dekton fireplaces. The primary suite features a spa-like ensuite with soaker tub, dual vanities, tiled shower, and walk-in closet. Just minutes to downtown and steps from 124th Street. A rare blend of luxury, privacy, and location.

Built in 2017

### Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | E4460013    |
| Price     | \$1,495,000 |
| Bedrooms  | 4           |
| Bathrooms | 3.50        |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,479                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10979 122 Street |
| Area        | Edmonton         |
| Subdivision | Westmount        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5M 0A9          |

### Amenities

|               |                                                                                                                                                                                                        |
|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | On Street Parking, Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", No Smoking Home, Parking-Extra, Patio, Infill Property, HRV System |
| Parking       | Double Garage Detached, Parking Pad Cement/Paved, Rear Drive Access                                                                                                                                    |
| Is Waterfront | Yes                                                                                                                                                                                                    |

### Interior

|                   |                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                            |
| Appliances        | Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                   |
| Stories           | 3                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                         |
| Basement          | Full, Finished                                                                                                                                              |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                             |
| Exterior Features | Backs Onto Lake, Backs Onto Park/Trees, Fenced, Flat Site, Golf |

Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby

|              |                     |
|--------------|---------------------|
| Roof         | EPDM Membrane       |
| Construction | Wood, Brick, Stucco |
| Foundation   | Concrete Perimeter  |

**School Information**

|            |                        |
|------------|------------------------|
| Elementary | Westglen / St. Vincent |
| Middle     | Westmount / St. Mark   |
| High       | Ross Sheppard          |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 29th, 2025 |
| Days on Market | 3                    |
| 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 October 2nd, 2025 at 9:02pm MDT