

Courtesy Of Zenaida S Knodel Of Century 21 Leading

## **\$498,888 - 10931 127 Street, Edmonton**

MLS® #E4424586

**\$498,888**

3 Bedroom, 2.00 Bathroom, 916 sqft  
Single Family on 0.00 Acres

Westmount, Edmonton, AB

Situated in prestigious WESTMOUNT, this 140 X 50 ft LOT offers a PRIME REDEVELOPMENT opportunity under Edmonton's new ZONING BYLAWS. Near GLENORA, its perfect for custom or multi-home builds, surrounded by mature trees, luxury homes & vibrant community. Enjoy trendy cafe's, shopping & parks, all just min. from the UNIVERSITY of ALBERTA & MacEwan University. A rare chance for families, investors, developers TO BUILD IN THIS HIGHLY SOUGHT-AFTER LOCATION. This 3-bedroom,2-bath home offers great potential but needs some updating. The spacious living room, features a large window & cozy fireplace, open concept to the dining area. The Kitchen, while in need of upgrades, provides ample space. A 4-pc bath, master bedroom & 2nd bedroom completes the main floor. A separate entrance leads to a partly finished basement w a family room (convertible to a bedroom), 3 pc bath, unfinished bedroom & storage. Recent upgrades include a new furnace, a new hot water tank, new roof. Huge yard & AWARD WINNING front garden

Built in 1953

### **Essential Information**

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|                |                        |
|----------------|------------------------|
| Price          | \$498,888              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 916                    |
| Acres          | 0.00                   |
| Year Built     | 1953                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 10931 127 Street |
| Area        | Edmonton         |
| Subdivision | Westmount        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5M 0S8          |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | Infill Property        |
| Parking   | Single Garage Detached |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                   |
| Fireplace    | Yes   |
| Fireplaces   | Woodstove                                   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Partially Finished                    |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Back Lane, Fenced, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |

Foundation Concrete Perimeter

### School Information

Elementary Westglen School

Middle Westmount School

High Ross Sheppard School

### Additional Information

Date Listed March 7th, 2025

Days on Market 28

Zoning Zone 07



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Listing information last updated on April 4th, 2025 at 9:02pm MDT