

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 29

Zoning Zone 07



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