

\$489,900 - 10832 130 Street, Edmonton

MLS® #E4433771

\$489,900

4 Bedroom, 2.00 Bathroom, 965 sqft
Single Family on 0.00 Acres

Westmount, Edmonton, AB

Prime Opportunity in Historic Westmount! Situated on a generous 48â€™™ x 140â€™™ lot, this property offers incredible potential in one of Edmontonâ€™™s most sought-after central neighbourhoods. Whether you're looking to build your dream home, develop a duplex, or invest in a thriving community, this location delivers unmatched value. Nestled steps from the vibrant 124 Street shopping & dining district, and close to Westmount School and the Community League. The existing bungalow ft. 3 bedrooms upstairs, updated flooring, and a functional layout. Basement is partially developed ft. 4th bedroom, bathroom & 2nd kitchen area. The backyard boasts mature trees and ample space for outdoor living. Recent updates include: siding, insulation + weeping tile (2007), roof (2015), HWT (2022), garage door opener (2022), vinyl plank flooring (2022), furnace (2006), and triple pane windows & doors (2006).

Built in 1953

Essential Information

MLS® #	E4433771
Price	\$489,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	965
Acres	0.00
Year Built	1953
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	10832 130 Street
Area	Edmonton
Subdivision	Westmount
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 0X5

Amenities

Amenities	See Remarks
Parking	Double Garage Detached

Interior

Appliances	Garage Control, Garage Opener, Refrigerator, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Concrete, Vinyl
Exterior Features	Back Lane, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Playground Nearby, Schools, Subdividable Lot
Roof	Asphalt Shingles
Construction	Concrete, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 1st, 2025
-------------	---------------

Days on Market 13

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 May 14th, 2025 at 6:32pm MDT