

## **\$949,900 - 11030 122 Street, Edmonton**

MLS® #E4419682

**\$949,900**

4 Bedroom, 3.50 Bathroom, 1,948 sqft

Single Family on 0.00 Acres

Westmount, Edmonton, AB

Situated in trendy WESTMOUNT this CUSTOM BUILT home features an IN LAW SUITE and is absolutely IMMACULATE inside and out. The highest quality of finishing and pride of ownership is evident throughout. The main floor has 9' ceilings and features a front living room with GAS F/P, main floor DEN, recently updated kitchen with newer GRANITE counter tops, stainless steel appliances and access to the PARK LIKE backyard- it really is a true OASIS! Completing the main floor is a spacious dining nook and 1/2 bathroom. Upstairs there are 3 bedrooms. One is currently set up as a media room and features sound insulated floor and walls. There is a main 4pce bathroom and SECOND FLOOR LAUNDRY. The primary bedroom has a walk in closet, 4pce ensuite (with STEAM SHOWER) and BALCONY. The FULLY FINISHED basement has its own separate entrance and offers a FULL KITCHEN, living room, LAUNDRY and bedroom. The DOUBLE DETACHED garage has EPOXY FLOORS, 2x6 walls, 220V and the overhead door is 18x7. Central A/C and New HWT (2023).

Built in 2004

### **Essential Information**

MLS® #

E4419682



Price	\$949,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,948
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	11030 122 Street
Area	Edmonton
Subdivision	Westmount
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 0B3

### Amenities

Amenities	Air Conditioner, Deck, Front Porch, Vaulted Ceiling, See Remarks
Parking	Double Garage Detached, Heated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Stove-Electric, Stove-Gas, Vacuum Systems, Window Coverings, Wine/Beverage Cooler, See Remarks, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	January 30th, 2025
Days on Market	91
Zoning	Zone 07

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