

## \$725,000 - 10153 122 Street, Edmonton

MLS® #E4442255

**\$725,000**

4 Bedroom, 1.50 Bathroom, 1,070 sqft

Single Family on 0.00 Acres

Wāhkwāntāwin, Edmonton, AB

Nestled in the heart of Wāhkwāntāwin, Edmonton's premier community, this captivating 4-bedroom, 2-bathroom heritage style home is a rare gem zoned DC1 under the Area Redevelopment Plan (ARP). This character-filled residence sits on a picturesque, elm tree-lined street, where majestic canopies create a magical ambiance in summer. The house next door is also listed and zoned DC1, presenting a unique opportunity for combined residential or commercial ventures. Perfect for a personal residence or professional office/business, this property blends timeless charm with modern upgrades. Step inside to discover refinished maple hardwood floors, elegant coved ceilings, anchors the inviting living space. The open main floor exudes warmth and sophistication, ideal for hosting or everyday living. The large hardwood staircase leads to a spacious basement featuring a family room, a generous bedroom, and a 4-piece bathroom. Updates include furnace, hot water tank, roof, air conditioning & electric

Built in 1945

### Essential Information

MLS® # E4442255

Price \$725,000



Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,070
Acres	0.00
Year Built	1945
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	10153 122 Street
Area	Edmonton
Subdivision	W&#248;hkw&#223;nt&#227;win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 1L7

### Amenities

Amenities	Air Conditioner, Detectors Smoke
Parking Spaces	3
Parking	Single Garage Detached

### Interior

Appliances	Air Conditioning-Central, Dryer, Washer, Window Coverings, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Commercial, Fenced, Landscaped, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 12th, 2025
Days on Market	52
Zoning	Zone 12

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