

## \$750,000 - 10149 122 Street, Edmonton

MLS® #E4442249

**\$750,000**

4 Bedroom, 2.50 Bathroom, 1,235 sqft

Single Family on 0.00 Acres

Wāhkwāntāwin, Edmonton, AB

Discover this exquisite 2-storey heritage style home in the heart of Wāhkwāntāwin, Edmonton's premier downtown community, surrounded by historical buildings, cafes, restaurants, art galleries, and boutiques. This 4-bedroom, 2.5-bathroom character home, zoned DC1 under the Area Redevelopment Plan (ARP), sits on a magical, elm tree-lined street, where summer canopies create an enchanting ambiance. The house next door, also listed and zoned DC1, offers a rare opportunity for combined residential or commercial ventures. Step inside to find refinished maple hardwood floors, elegant coved ceilings that exude timeless charm. The open main floor features a living room, kitchen, den & 2 pc bath complete the main level. The inside of this house is charming and elegant. Need business space in downtown area, but don't want to pay the high cost rent for it? Great for an office, salon, clinic or any private practice. Endless opportunities for this amazing location.

Built in 1945

### Essential Information

MLS® # E4442249

Price \$750,000

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,235
Acres	0.00
Year Built	1945
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	10149 122 Street
Area	Edmonton
Subdivision	WÃ©hkwÃ©ntÃ©win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 1L7

### Amenities

Amenities	See Remarks
Parking	Single Garage Detached

### Interior

Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Commercial, Fenced, Landscaped, Low Maintenance Landscape, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                June 12th, 2025  
Days on Market        49  
Zoning                    Zone 12

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