

## \$499,900 - 10832 130 Street, Edmonton

MLS® #E4430945

**\$499,900**

4 Bedroom, 2.00 Bathroom, 965 sqft

Single Family on 0.00 Acres

Westmount, Edmonton, AB

Welcome to historic Westmount - this charming bungalow is situated on a 48' x 140' lot and is the perfect place to call home or redevelopment opportunity for a custom home or potential duplex for the savvy investor! Located near the 124 St. Shopping district, Westmount School & Community League. The main level includes mix of original hardwood + new LVP flooring, 3 bedrooms, updated bathroom, dining nook, and kitchen. The backyard features beautiful trees, plenty of room for planting & outdoor entertaining, as well as a double detached garage. Basement is partially finished with laundry, bathroom, kitchenette area, 4th bedroom and rec space. 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® #	E4430945
Price	\$499,900
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	April 15th, 2025
Days on Market	16

## 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 April 30th, 2025 at 11:47pm MDT