

## \$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 12

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 2:17am MDT