

Courtesy Of Dave A Woolger Of Initia Real Estate

## \$819,900 - 10813 123 Street, Edmonton

MLS® #E4452497

**\$819,900**

4 Bedroom, 3.50 Bathroom, 2,024 sqft

Single Family on 0.00 Acres

Westmount, Edmonton, AB

Welcome to a Stunning 2-Storey Home with a ROOFTOP PATIO and Downtown Views in the Heart of Westmount. Over 2000sqft and a LEGAL Basement Suite. The Main Floor greets you with 9ft Ceilings, Large Living Room and a Chefs Kitchen. Waterfall Quartz Island and High End Appliances. Glass Stair Feature wall and a large dining room overlooking the Pergola Draped Deck and backyard. Upstairs you'll find a large Primary Bedroom with Walk in Closet and a 5 pc Ensuite. 3 beds upstairs in all, with upstairs laundry. The basement features a Legal One bedroom Suite with separate Entrance. Up top you'll find a Rare Rooftop Patio with fantastic Downtown Cityscape Views. A wonderful area for Summer Entertainment and Soaking up the Sun. Double Detached Garage. Air Conditioning. Situated on a perfect Treelined street close to 124st, Manchester and Unity Square. A variety of Schools and Shopping Nearby. This Home is a Must See!

Built in 2017

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4452497  |
| Price     | \$819,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,024                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10813 123 Street |
| Area        | Edmonton         |
| Subdivision | Westmount        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5M 0C7          |

### Amenities

|           |                                                                                                                                                                              |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Exterior Walls-2"x6", Front Porch, Hot Water Natural Gas, Vinyl Windows, 9 ft. Basement Ceiling, Rooftop Deck/Patio |
| Parking   | Double Garage Detached                                                                                                                                                       |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Hood Fan, Microwave Hood Fan, Oven-Microwave, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                           |
| Stories           | 3                                                                                                                   |
| Has Suite         | Yes                                                                                                                 |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Full, Finished                                                                                                      |

### Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                               |
| Exterior Features | Back Lane, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, Schools, Shopping Nearby |

|              |                        |
|--------------|------------------------|
| Roof         | Asphalt Shingles, Flat |
| Construction | Wood, Stucco           |
| Foundation   | Concrete Perimeter     |

### **School Information**

|            |               |
|------------|---------------|
| Elementary | Westglen      |
| Middle     | Westmount     |
| High       | Ross Shephard |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 20                |
| Zoning         | Zone 07           |

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Listing information last updated on September 1st, 2025 at 7:02pm MDT