

## \$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 | 15               |

## Zoning

## Zone 07

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Listing information last updated on April 30th, 2025 at 3:47pm MDT