

# \$725,000 - 10149 122 Street, Edmonton

MLS® #E4442249

**\$725,000**

4 Bedroom, 2.50 Bathroom, 1,235 sqft  
Single Family on 0.00 Acres

W&#248;hkw&#228;nt&#227;win, Edmonton, AB

Discover this exquisite 2-storey heritage stlye home in the heart of W&#248;hkw&#228;nt&#227;win, Edmonton's premier downtown community, surrounded by historical buildings, cafes, restaurants, art galleries, and boutiques. This 4-bedroom, 2.5-bathroom character home, zoned RM 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 RM, 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    | \$725,000 |
| 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        122  
Zoning                    Zone 12

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