

## \$725,000 - 10153 122 Street, Edmonton

MLS® #E4442193

**\$725,000**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Wāhkwāntāwin, Edmonton, AB

Nestled in the heart of Wāhkwāntāwin, Edmonton's premier community, this captivating 4-bedroom, 2-bathroom heritage style home is a rare gem zoned DC1 under the Area Redevelopment Plan (ARP). This character-filled residence sits on a picturesque, elm tree-lined street, where majestic canopies create a magical ambiance in summer. The house next door is also listed and zoned DC1, presenting a unique opportunity for combined residential or commercial ventures. Perfect for a personal residence or professional office/business, this property blends timeless charm with modern upgrades. Step inside to discover refinished maple hardwood floors, elegant coved ceilings, anchors the inviting living space. The open main floor exudes warmth and sophistication, ideal for hosting or everyday living. The large hardwood staircase leads to a spacious basement featuring a family room, a generous bedroom, and a 4-piece bathroom. Updates include furnace, hot water tank, roof, air conditioning & electric

Built in 1945

### Essential Information

MLS® #	E4442193
Price	\$725,000



Bathrooms	0.00
Acres	0.00
Year Built	1945
Type	Office
Status	Active

### Community Information

Address	10153 122 Street
Area	Edmonton
Subdivision	W&hkw&ntwin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 1L7

### Exterior

Exterior	Wood Frame
Construction	Wood Frame

### Additional Information

Date Listed	June 12th, 2025
Days on Market	11
Zoning	Zone 12

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 June 23rd, 2025 at 6:32am MDT