

## \$998,000 - 10611 130 Street, Edmonton

MLS® #E4417232

### \$998,000

6 Bedroom, 3.50 Bathroom, 2,420 sqft  
Single Family on 0.00 Acres

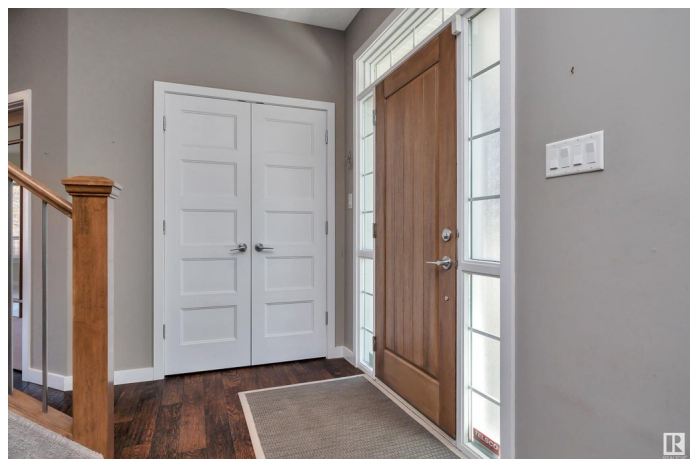
Westmount, Edmonton, AB

Spacious custom built 2420 sq ft executive 2 storey located centrally in prestigious Westmount. Featuring a Large Lot and legal 2 bedroom basement suite with infloor heating and 2nd furnace which is ideal for extended family, nanny, or revenue. This upper/main residence features 9 ft ceilings, hardwood flooring, granite countertops, 4 large bedrooms, main floor den with builtin cabinetry, upgraded maple cabinets, 2nd floor laundry, butler's pantry formal dining room, and more. Situated on a 50 x 140 foot lot, the exterior is complimented by a large Rear deck and Front porch, mature landscaping, complete fencing, patio, and oversized triple detached garage. The location provides easy access to major shopping, restaurants, downtown, U of A, schools and community amenities. Please visit REALTORS website for additional information.

Built in 2012

### Essential Information

MLS® #	E4417232
Price	\$998,000
Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	2,420
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	10611 130 Street
Area	Edmonton
Subdivision	Westmount
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 1Y1

### **Amenities**

Amenities	Off Street Parking, Deck, Front Porch, See Remarks, Infill Property
Parking Spaces	3
Parking	Triple Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Opener, Hood Fan, Microwave Hood Fan, Window Coverings, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-2, In Floor Heat System, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, See Remarks

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Subdividable Lot, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            January 7th, 2025

Days on Market      66

Zoning                 Zone 07

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Listing information last updated on March 14th, 2025 at 7:32am MDT