

## \$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&antwin     |
| 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 | 49              |
| Zoning         | Zone 12         |

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Listing information last updated on July 31st, 2025 at 2:17pm MDT