

## \$639,900 - 10523 127 Street, Edmonton

MLS® #E4436590

**\$639,900**

4 Bedroom, 2.00 Bathroom, 2,060 sqft

Single Family on 0.00 Acres

Westmount, Edmonton, AB

Exceptional opportunity to own this charming 4 bedroom family home in Groat Estates, offering over 2,000sq.ft. above grade on 3 levels! This home provides a spacious main floor plan with a classic flow throughout the living/dining space, leading to a half bath and a uniquely designed industrial kitchen that overlooks the low maintenance backyard complete with single detached garage and carport. On the 2nd floor you will find a large primary bedroom with sitting area, bonus room, full bathroom and second large bedroom with sitting area. The 3rd floor features 2 more bedrooms, a play-space and a child size bathroom perfect for your little ones! The unfinished basement holds the laundry room and is ready for your finishing touches. Central AC, Roof (2024), Garage door & 220V(2025), Dishwasher/Washer/Dryer(2025).

Built in 1922

### Essential Information

MLS® #	E4436590
Price	\$639,900
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	2,060



Acres	0.00
Year Built	1922
Type	Single Family
Sub-Type	Detached Single Family
Style	2 and Half Storey
Status	Active

### Community Information

Address	10523 127 Street
Area	Edmonton
Subdivision	Westmount
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 1V8

### Amenities

Amenities	Air Conditioner
Parking	Single Carport, Single Garage Detached

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Gas, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Golf Nearby, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 15th, 2025

Days on Market 4

Zoning Zone 07

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