

# \$639,999 - 10523 127 Street, Edmonton

MLS® #E4450503

**\$639,999**

4 Bedroom, 2.00 Bathroom, 2,063 sqft  
Single Family on 0.00 Acres

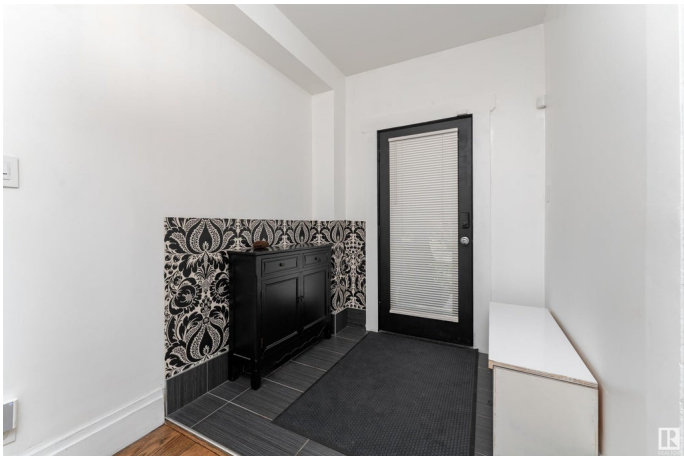
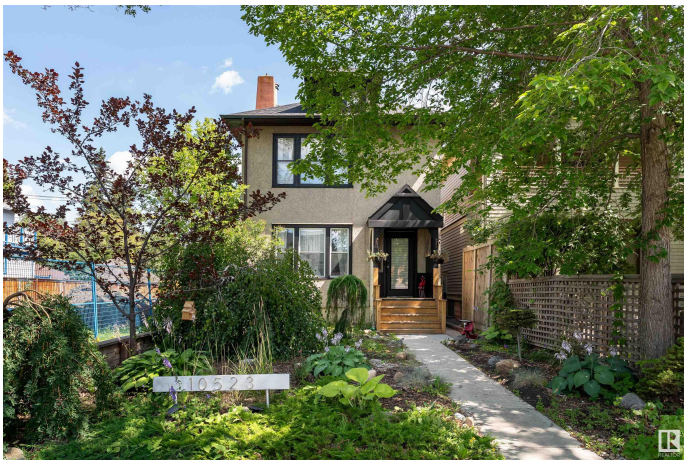
Westmount, Edmonton, AB

Charming 4-bedroom character family home in Groat Estates, offering over 2,000 sq.ft. across 3 levels! The main floor features a spacious yet cozy living room with stunning fireplace, Formal dinning area and a unique industrial-style kitchen. Upstairs, the second floor boasts a large primary bedroom with a sitting area, a bonus room, a full bathroom, and another spacious bedroom with its own sitting area. On the third floor, you'll find two additional bedrooms, a play area, and a child-size 2pc bathroom perfect for the little ones. The unfinished basement includes a laundry room and plenty of storage. Updates include central AC, a new roof (2024), garage door with 220V (2025) in garage for Electric vehicles, and updated dishwasher, fridge, washer, and dryer (2025). Sump (2025). Zoned RF3

Built in 1922

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4450503  |
| Price          | \$639,999 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 2         |
| Square Footage | 2,063     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1922                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 3 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, See Remarks |

### Interior

|              |                                                                                                                                   |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings |
| 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, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                         |
| Construction      | Wood, Stucco                                             |
| Foundation        | Concrete Perimeter                                       |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 31st, 2025 |
|-------------|-----------------|

Days on Market 9

Zoning Zone 07

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Listing information last updated on August 9th, 2025 at 9:31am MDT