

Courtesy Of Jessie S Sahota Of Liv Real Estate

## \$819,999 - 10725 132 Street, Edmonton

MLS® #E4437707

**\$819,999**

5 Bedroom, 4.00 Bathroom, 1,967 sqft

Single Family on 0.00 Acres

Westmount, Edmonton, AB

Stunning new infill in Westmount featuring a 2-bedroom legal basement suite! This modern 2-storey home offers just under 2,000 sq ft above grade with a bright open layout. The main floor features a spacious living area, custom kitchen with two-tone cabinetry and stylish tile backsplash, a full bathroom, and a flex room perfect for a home office or guest bedroom. Upstairs you'll find 3 generous bedrooms, including a primary suite with walk-in closet and dual vanity ensuite, plus upper laundry and an additional full bath. The basement has a fully finished 2-bedroom legal suite with separate entrance—ideal for rental income or extended family. Complete with a detach double garage! Located just steps from Westmount Off-Leash Park, minutes to downtown, 124 Street shops, top-rated schools, and more. A perfect blend of luxury and investment opportunity in one of Edmonton's most sought-after neighbourhoods!

Built in 2024

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4437707  |
| Price     | \$819,999 |
| Bedrooms  | 5         |
| Bathrooms | 4.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 4                      |
| Square Footage | 1,967                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10725 132 Street |
| Area        | Edmonton         |
| Subdivision | Westmount        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5M 1C8          |

### Amenities

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, See Remarks |
| Parking   | Double Garage Detached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom                        |
| Appliances        | Garage Control, Garage Opener, Hood Fan |
| Heating           | Forced Air-2, Natural Gas               |
| Stories           | 3                                       |
| Has Suite         | Yes                                     |
| Has Basement      | Yes                                     |
| Basement          | Full, Finished                          |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Concrete, Brick, Vinyl  |
| Exterior Features | Flat Site, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Concrete, Brick, Vinyl  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

Date Listed            May 21st, 2025  
Days on Market      60  
Zoning                Zone 07

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