

## \$750,000 - 10149 122 Street, Edmonton

MLS® #E4442196

**\$750,000**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Wāhkwāntāwin, Edmonton, AB

Discover this exquisite 2-storey heritage style home in the heart of Wāhkwāntāwin, Edmonton's premier downtown community, surrounded by historical buildings, cafes, restaurants, art galleries, and boutiques. This 4-bedroom, 2.5-bathroom character home, zoned DC1 under the Area Redevelopment Plan (ARP), sits on a magical, elm tree-lined street, where summer canopies create an enchanting ambiance. The house next door, also listed and zoned DC1, offers a rare opportunity for combined residential or commercial ventures. Step inside to find refinished maple hardwood floors, elegant coved ceilings that exude timeless charm. The open main floor features a living room, kitchen, den & 2 pc bath complete the main level. The inside of this house is charming and elegant. Need business space in downtown area, but don't want to pay the high cost rent for it? Great for an office, salon, clinic or any private practice. Endless opportunities for this amazing location.

Built in 1945

### Essential Information

MLS® #	E4442196
Price	\$750,000
Bathrooms	0.00



Acres	0.00
Year Built	1945
Type	Office
Status	Active

**Community Information**

Address	10149 122 Street
Area	Edmonton
Subdivision	W&hkw&nt&win
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	23
Zoning	Zone 12

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 5th, 2025 at 8:17pm MDT