

\$2,488,000 - 10985 130 Street, Edmonton

MLS® #E4465489

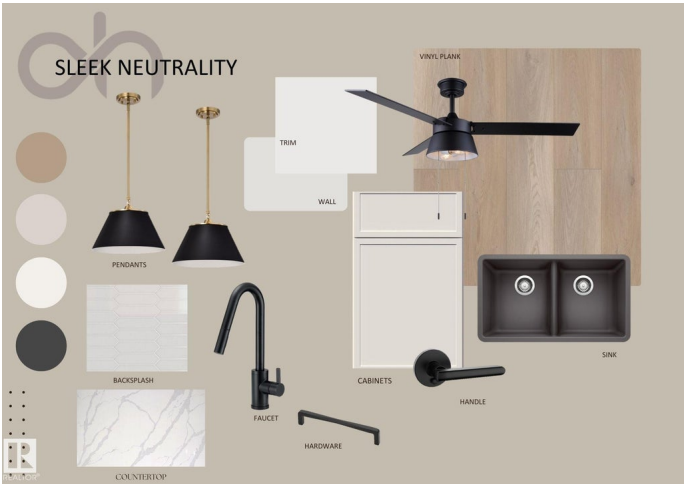
\$2,488,000

4 Bedroom, 3.50 Bathroom, 4,448 sqft
Single Family on 0.00 Acres

Westmount, Edmonton, AB

This brand-new, luxury 4plex (8-unit) investment is a turnkey, MLI Select-approved property in coveted Westmount. Known for historic prestige, excellent central access, ideal for professional or university commuters, and high walkability, it sits steps from 124 Street boutiques. The property features a high-demand mix of (4) 3 bed and (4) 1 bed units. Exterior finishes include precast steps, Hardi shakes, classic white brick, and stone tile. Inside, investor-grade finishes ensure durability: LVP flooring (no carpet), PVC slim shaker cabinets, roller blinds, railing, upgraded quartz, stainless steel appliances, silgranite sinks, designer lighting, and ceiling fans. For practical management, the property features forced air heated basements (no baseboard heat), triple pane windows, private entrances, is fully landscaped, and features four separate utility meters (4 gas/4 power), two single garages, and two paved surface stalls, and is protected by a full Builder’s Warranty.

Built in 2025



Essential Information

MLS® #	E4465489
Price	\$2,488,000
Bedrooms	4
Bathrooms	3.50

Full Baths	3
Half Baths	1
Square Footage	4,448
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	4PLEX
Style	2 Storey
Status	Active

Community Information

Address	10985 130 Street
Area	Edmonton
Subdivision	Westmount
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 0Z6

Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Front Porch, Hot Water Natural Gas, Vinyl Windows, Infill Property, Natural Gas Stove Hookup, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Detached, Stall

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl, Hardie Board Siding
Exterior Features	Back Lane, Flat Site, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl, Hardie Board Siding
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 12th, 2025
Days on Market	2
Zoning	Zone 07

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 November 14th, 2025 at 5:02am MST