

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

MLS® #E4442196

**\$750,000**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Wā@hkwāntāwin, Edmonton, AB

Discover this exquisite 2-storey heritage style home in the heart of Wā@hkwāntāwin, 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&antwin     |
| 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 | 64              |
| Zoning         | Zone 12         |

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Listing information last updated on August 15th, 2025 at 12:22am MDT