

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

MLS® #E4465489

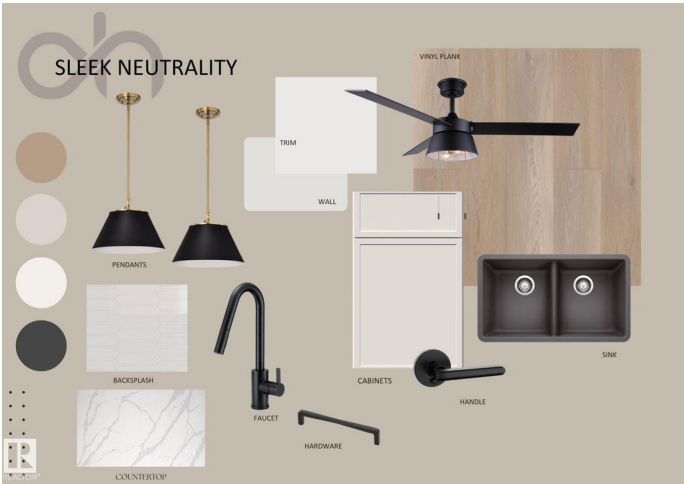
**\$2,488,000**

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 |
| Zoning      | Zone 07             |

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Listing information last updated on November 12th, 2025 at 6:17pm MST