

## \$749,900 - 10118 & 10120 121 Avenue, Edmonton

MLS® #E4437843

**\$749,900**

9 Bedroom, 4.00 Bathroom, 2,593 sqft

Single Family on 0.00 Acres

Westwood (Edmonton), Edmonton, AB

Investor alert & multi-family alert – this large side by side duplex (2 attached homes on one title) on a quiet street & over 1200 sq feet on each side. Each side features a spacious living room, raised dining & kitchen spaces. The main levels features a primary bedroom with large closet space, 2 additional bedrooms and 5pc bathroom. The 10118 basement features an in-law suite with kitchenette, fridge, recreation area, a bedroom, 3pc bath & laundry. The 10120 basement features an in-law suite with kitchenette, fridge, 2 bedrooms, 3pc bathroom, laundry & cold room/wine cellar. Separate mechanicals for each side. Both sides feature a single attached garage (one with trap door storage) & front drive. Fenced yards provide patios, 2 sheds & some garden spaces. Many multi family, multi friend or income opportunities available with this full duplex – the possibilities are endless with 9 bedrooms & 4 bathrooms. Side 10118 is most updated. Easy access to Downtown, military base or Yellowhead Trail.

Built in 1975

### Essential Information

MLS® #	E4437843
Price	\$749,900
Bedrooms	9



Bathrooms	4.00
Full Baths	4
Square Footage	2,593
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Duplex Side By Side
Style	Bi-Level
Status	Active

### Community Information

Address	10118 & 10120 121 Avenue
Area	Edmonton
Subdivision	Westwood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 3A8

### Amenities

Amenities	Hot Water Natural Gas, No Animal Home, No Smoking Home, Patio, Vinyl Windows, Wet Bar
Parking Spaces	4
Parking	Single Garage Attached

### Interior

Appliances	Air Conditioning-Central, Alarm/Security System, Garage Control, Humidifier-Power(Furnace), Storage Shed, Water Conditioner, Water Distiller, Water Softener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Garage Heater
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Corner Lot, Fenced, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Lot Description	home is sideways on lot
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 22nd, 2025
Days on Market	23
Zoning	Zone 08

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Listing information last updated on June 14th, 2025 at 11:02am MDT