



Edmonton **Westmount** **LP: \$1,200,000**
 10828 125 ST NW T5M 0L4 **SP:** M

Listing ID # E4471917 **ACTIVE**
Building Type Detached Single Family
Style 3 Storey
Year Built 1914
Full Baths 4
Half Baths 1
Total Baths 4.1
Tot Flr AG SqFt 2,741.16
Sold Date
Bedrooms Above 3
Bedrooms Total 3
Basement Full
Basement Dev Fully Finished
Tot Flr AG SqM 254.66

[URL-Virtual Tour](#) [URL-Brochure](#)

This stunning Westmount property is a designated Municipal Historical Resource, including the garage. The original barn is now an oversized double garage with a studio space above, complete with kitchen and full bath, with careful attention paid to retaining its historical detailing on the exterior. The house itself is both modern and full of character, with grand spaces and practical amenities. From the stunning new custom kitchen (2015) to the gracious living and dining rooms, the current owners have thoughtfully blended modern convenience and a strong sense of the past. With over 2700 sf plus a finished basement and the garage studio, there's ample room for a busy family plus work-from-home space. It offers 3 bedrooms and 3 1/2 baths, plus a den/family room on the main floor, flex space on the 2nd, and ample office/den/studio space on the 3rd floor. The interior is truly in move-in condition and you will appreciate the beautiful front and back gardens, professionally designed and installed in 2015.

Directions

Living Room	4.29x3.98	M	Bedroom 3	3.88x2.46	U	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	5.18x3.99	M	Bedroom 4			1	2	M	No	Main	117.78	1,267.78
Kitchen	6.29x4.48	M	Laundry Room	2.44x2.29	U	2	4	U	Yes	Upper	102.37	1,101.91
Family Room			Flex Space	3.29x2.22	U	3	4	U	No	Above Grd	34.52	371.57
Den	4.30x3.70	M	Office	5.06x4.82	A	4	3	B	No	Lower	99.51	1,071.13
Bonus Room			Second Den	3.79x3.70	A	5	3	U	No	Below Grd		
Primary Bedrm	4.74x4.25	U	Recreation Room	8.11x4.26	B	6				Tot Flr AG	254.66	2,741.16
Bedroom 2	3.55x3.52	U	Storage Room	9.56x3.73	B	7				# Finished	4	

Heat Source Natural Gas
Heat Type Forced Air-1, In Floor Heat System
Foundation Preserved Wood
Roof Type Asphalt Shingles
Exterior Wood
Flooring Carpet, Hardwood, Laminate Flooring
Features Air Conditioner, Deck, No Smoking Home, See Remarks
Construction Wood Frame
Basement Full / Fully Finished
Separate Ent
2nd Suite Yes **Permit By Seller** No
Garage Suite Yes **Permit** No
Garden Suite **Permit**
Lot Shape Rectangular **Front Exposure** East
Lot Size SqM **F x D (m)** x
Zoning
Tax Amount \$9,794.35 / 2025
Conform Type Real Property Report With Compliance
Conform Year 2025

Goods Incl Dishwasher-Built-In, Dryer, Stove-Electric, Stove-Gas, Washer, Window Coverings, Refrigerators-Two

Goods Excl

Warranty

Fireplace Yes
FP Fuel Wood With Log Lighter
FP Type Mantel

Site Features Back Lane, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby, Treed Lot, See Remarks

HOA Y/N No
HOA Fee/Schd /
HOA Fee Incls

Parking Double Garage Detached, Over Sized

Road Access Paved **Park Encl/Tot** 2 / 4 **Garage Dim** 6.59x5.24

Condo Name	Fee Schedule	Floor Location	Floor#
Condo Fee		#Floors in Build	Elevator
Fee Includes		Balcony/Terrace	Min Age
		Titled Storage	
		Parking Type	
		Unit Exposure	