

\$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 | 25 |
| Zoning | Zone 08 |

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Listing information last updated on June 16th, 2025 at 6:17am MDT