

# \$2,300,000 - 10121 122 Avenue, Edmonton

MLS® #E4459778

**\$2,300,000**

4 Bedroom, 4.50 Bathroom, 4,896 sqft  
Single Family on 0.00 Acres

Westwood (Edmonton), Edmonton, AB

Brand New FOURPLEX in Westwood with 4 Legal Basement Suites and 4 Single Detached Garages – Prime Investment Opportunity! This property features 3 bedrooms and 2.5 bathrooms each at upper unit, welcomed by a modern open concept, the main floor features chefs kitchen with Appliances, living and dining space. LEGAL basement suite includes 1 Bedroom, Living Room, 1 Bathroom, Separate Laundry and Full Kitchens with Separate Entrances. Designed for high rental income or extended family living. Ideally located just minutes to Downtown Edmonton, Schools, Shopping, and Public Transit all within walking distance. Each unit spans Approx. 1200 sq ft above grade, plus 600 sq ft in the basement as per plan. It's Under Construction with possession scheduled for December 2025.

Built in 2024

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | E4459778    |
| Price          | \$2,300,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.50        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 4,896       |
| Acres          | 0.00        |



|            |               |
|------------|---------------|
| Year Built | 2024          |
| Type       | Single Family |
| Sub-Type   | 4PLEX         |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 10121 122 Avenue    |
| Area        | Edmonton            |
| Subdivision | Westwood (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5G 2C3             |

### Amenities

|           |                                  |
|-----------|----------------------------------|
| Amenities | Detectors Smoke, Infill Property |
| Parking   | Quad or More Detached            |

### Interior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                              |
| Appliances        | Dishwasher-Built-In, Hood Fan, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Stove-Gas, See Remarks |
| Heating           | Forced Air-2, Natural Gas                                                                                                     |
| Stories           | 3                                                                                                                             |
| Has Suite         | Yes                                                                                                                           |
| Has Basement      | Yes                                                                                                                           |
| Basement          | Full, Finished                                                                                                                |

### Exterior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                  |
| Exterior Features | Corner Lot, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                             |
| Construction      | Wood, Vinyl                                                                                  |
| Foundation        | Concrete Perimeter                                                                           |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 26th, 2025 |
|-------------|----------------------|

Days on Market     39

Zoning                Zone 08

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Listing information last updated on November 4th, 2025 at 12:32pm MST