

## \$1,695,000 - 10934 131 Street, Edmonton

MLS® #E4449589

**\$1,695,000**

5 Bedroom, 4.50 Bathroom, 2,652 sqft

Single Family on 0.00 Acres

Westmount, Edmonton, AB

Westmount historical charm & modern elegance in this in this 2020 home-built by Veneto Homes. This beautiful home has 3978sqft of finished living space - 4 beds, 3.5 baths, beautifully finished throughout - all located on a 6723sqft landscaped lot with a TRIPLE Heated Detached Garage & Suite (1Bed/1bath/laundry - 590SQFT GARAGE SUITE)! Step inside & you will fall in love with the show home feeling - from the foyer to the formal living room with fireplace to the dining room - the bright & airy feeling flows throughout. The heart of the home - the luxury chef's kitchen is perfect for large family dinners. The home office, mud room & powder room completes the main floor. Upstairs the primary bedroom is perfectly finished with a luxurious ensuite & dressing room. Beds #2 & #3 are both a great size, 4-piece bath & laundry complete this level. The basement includes the family room, 4th bed, 4-piece bath & fitness area. Perfectly located - close to downtown, 124th St shopping & restaurants!

Built in 2020

### Essential Information

MLS® # E4449589

Price \$1,695,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 2,652                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10934 131 Street |
| Area        | Edmonton         |
| Subdivision | Westmount        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5M 1B4          |

### Amenities

|                |                                                                                                                                                         |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Fire Pit, Guest Suite, Wet Bar, See Remarks, Infill Property, HRV System, 9 ft. Basement Ceiling |
| Parking Spaces | 5                                                                                                                                                       |
| Parking        | Over Sized, Triple Garage Detached, See Remarks                                                                                                         |

### Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Washer, Oven Built-In-Two, Stove-Countertop Inductn |
| Heating           | Forced Air-1, Natural Gas                                                                                                    |
| Fireplace         | Yes                                                                                                                          |
| Fireplaces        | Mantel                                                                                                                       |
| Stories           | 3                                                                                                                            |
| Has Basement      | Yes                                                                                                                          |
| Basement          | Full, Finished                                                                                                               |

### Exterior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Hardie Board Siding                                                                                        |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                 |
| Construction      | Wood, Hardie Board Siding                                                                                        |
| Foundation        | Concrete Perimeter                                                                                               |

### **School Information**

|            |                      |
|------------|----------------------|
| Elementary | Westglen School      |
| Middle     | Westmount School     |
| High       | Ross Sheppard School |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 80              |
| Zoning         | Zone 07         |

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Listing information last updated on October 13th, 2025 at 7:17pm MDT