

## \$699,900 - 11016 132 Street, Edmonton

MLS® #E4465350

**\$699,900**

4 Bedroom, 3.50 Bathroom, 1,575 sqft

Single Family on 0.00 Acres

Westmount, Edmonton, AB

MORTGAGE HELPER â€“ LEGAL

1-BEDROOM BASEMENT SUITE! Built by ACCENT INFILLS, Albertaâ€™s 2020 Builder of the Year, The WINNIFRED is located in the highly sought after community of Westmount. This modern 4-bed, 4-bath, 2-storey home offers 1,574 sq. ft. (builder plans show 1,684 sq. ft.) of exceptional design & functionality. The exterior features striking Shou Sugi Ban burnt cedar with Hardie Board & Batten for standout curb appeal. Inside, enjoy 9-ft ceilings, oversized windows, & an open-concept main floor with a gourmet kitchen, stainless steel appliances, & a large waterfall islandâ€”perfect for entertaining. The primary bedroom boasts a vaulted ceiling, walk-in closet, & a spa-like 5 piece ensuite. Professionally finished 1 bedroom Legal basement suite with private entrance, kitchen, full bath & in-suite laundryâ€”ideal for income or guests! West-facing rear deck & double garage included. Located on a tree-lined street near top schools, the Brewery District, trendy restaurants, & vibrant 124th Street.

Built in 2021

### Essential Information

MLS® # E4465350

Price \$699,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,575                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11016 132 Street |
| Area        | Edmonton         |
| Subdivision | Westmount        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5M 1E2          |

### Amenities

|           |                                                                                                                                                                                                                     |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", No Smoking Home, Smart/Program. Thermostat, Vaulted Ceiling, Vinyl Windows, See Remarks, Infill Property |
| Parking   | Double Garage Detached                                                                                                                                                                                              |

### Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                               |
| Appliances        | Garage Opener, Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas                                                                      |
| Stories           | 3                                                                                              |
| Has Suite         | Yes                                                                                            |
| Has Basement      | Yes                                                                                            |
| Basement          | Full, Finished                                                                                 |

### Exterior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Composition, Vinyl                                                                                                            |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                    |
| Construction      | Wood, Composition, Vinyl                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                                  |

### **School Information**

|            |                           |
|------------|---------------------------|
| Elementary | GLENORA                   |
| Middle     | WESTMOUNT                 |
| High       | ROSS SHEPPARD HIGH SCHOOL |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 10th, 2025 |
| Days on Market | 8                   |
| Zoning         | Zone 07             |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 18th, 2025 at 6:17pm MST