# \$285,000 - 10523 123 Street, Edmonton

MLS® #E4442376

### \$285,000

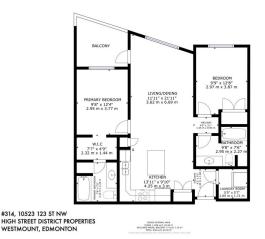
2 Bedroom, 2.00 Bathroom, 898 sqft Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

MOVE-IN READY 3RD FLOOR, 2 BED 2 BATH WEST-FACING CONDO WITH CENTRAL AIR, UNDERGROUND PARKING & IN-SUITE LAUNDRY IN WESTMOUNT â€" JUST STEPS TO 124 ST, BREWERY **DISTRICT & FUTURE LRT! Welcome to High** Street District Properties, perfectly situated just one block off all the action on 124 St! Walk less than 5 minutes to groceries, salons, cafes, gyms, farmer's markets, and some of Edmontonâ€<sup>™</sup>s best restaurants, breweries, and shops. This west-facing unit boasts huge windows, stunning sunset views, and a layout made for modern living â€" with bedrooms on opposite sides for privacy and an open kitchen/living area ideal for entertaining. Love to cook? You'II appreciate the oversized island and generous cabinet space. Central A/C keeps things cool in the summer, and the rooftop patio and underground parking complete the lifestyle package. Take a look today and get ready to move right in.







Built in 2013

#### **Essential Information**

| MLS® #    | E4442376  |
|-----------|-----------|
| Price     | \$285,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |

| Full Baths     | 2                      |
|----------------|------------------------|
| Square Footage | 898                    |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Туре           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

# **Community Information**

| Address<br>Area<br>Subdivision<br>City<br>County<br>Province | 10523 123 Street<br>Edmonton<br>Westmount<br>Edmonton<br>ALBERTA<br>AB  |
|--|---|
| Postal Code  | T5N 1N9   |
| Amenities  |   |
| Amenities  | Air Conditioner, Intercom, Low Flw/Dual Flush Toilet, No Smoking<br>Home, Parking-Visitor, Patio, Security Door, Sprinkler System-Fire, HRV<br>System, Rooftop Deck/Patio |
| Parking Spaces   | 1   |
| Parking  | Heated, Parkade, Stall, Underground   |
| Interior   |   |
| Interior Features  | ensuite bathroom  |
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener,<br>Microwave Hood Fan, Refrigerator, Stove-Electric, Washer  |
| Heating  | Heat Pump, Electric   |
| # of Stories   | 4   |
| Stories  | 1   |
| Has Basement   | Yes<br>None, No Basement  |
| Basement   | None, no basement   |
| Exterior   |   |
| Exterior   | Wood, Metal, Stucco   |
| Exterior Features<br>Roof                                    | Low Maintenance Landscape, Paved Lane, Schools, Shopping Nearby<br>Roll Roofing   |

| Construction | Wood, Metal, Stucco |
|--------------|---------------------|
| Foundation   | Concrete Perimeter  |

# **School Information**

| Elementary | Wîhkwêntôwin |
|------------|--------------|
| Middle     | Westminster  |
| High       | Victoria     |

## **Additional Information**

| Date Listed    | June 13th, 2025 |
|----------------|-----------------|
| Days on Market | 3               |
| Zoning         | Zone 07         |
| Condo Fee      | \$592           |

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 June 16th, 2025 at 3:32am MDT