

# **\$179,800 - 109 10535 122 Street, Edmonton**

MLS® #E4435836

**\$179,800**

2 Bedroom, 2.00 Bathroom, 728 sqft

Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

UPGRADED 2 bedroom 2 bathroom condo steps away from the Brewery District and Oliver Square with all the shops, cafes, restaurants, groceries and close to transportation, the future LRT, MacEwan University, the Ice District and the river valley trails. You are welcomed into an open layout condo with 2 tone kitchen cabinets with stainless steel appliances and a movable island. The spacious living area has access to the north facing patio with treeline views. The bedrooms are at opposite ends of the living area that is perfect for privacy or a roommate. The second bedroom is next to the 4 piece main bathroom. The primary suite has a walk through closet with an Ikea closet on one side to the 4 piece ensuite bathroom. Vinyl plank flooring throughout. Included is the fridge, ceramic top stove, dishwasher, INSUITE WASHER AND DRYER and all the window coverings. Energized parking stall #56. Pet friendly building with a fenced-in dog run. Shows very well!

Built in 2002

## **Essential Information**

MLS® # E4435836

Price \$179,800

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	728
Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	109 10535 122 Street
Area	Edmonton
Subdivision	Westmount
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 4B7

### **Amenities**

Amenities	Dog Run-Fenced In, Exercise Room, Parking-Visitor, Patio, Security Door, Storage-In-Suite
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Hot Water, Natural Gas
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 10th, 2025
Days on Market	5
Zoning	Zone 07
Condo Fee	\$466

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 May 15th, 2025 at 12:32pm MDT