

## \$299,000 - 407 10523 123 Street, Edmonton

MLS® #E4436466

**\$299,000**

2 Bedroom, 2.00 Bathroom, 1,136 sqft

Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

Welcome to a one of a kind offering in pet friendly High Street District Properties! Located in the heart of Westmount & along the edge of the trendy neighbouring community of Oliver, this top floor unit is expansively upgraded. Highlights include hardwood flooring, granite countertops throughout, updated stainless steel appliances, Hunter Douglas window coverings & an open concept entertainment space. With city views from every room, this unit has 2 sizeable bedrooms PLUS den located on either side of the condo, a main 4pc bathroom & 4pc ensuite. Open the door to your outdoor living space offering panoramic sunset views from your private patio complete with gas line and overhead pergola perfect for hanging string lights. Included is titled parking, a large in-suite storage room & inclusive condo fees. Immerse yourself in the Downtown lifestyle - river valley trails, local cuisine, public transit & a short walk to upcoming LRT station, Edmonton's Brewery District, Ice District & vibrant 124 ST!

Built in 2013

### Essential Information

MLS® # E4436466

Price \$299,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,136
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	407 10523 123 Street
Area	Edmonton
Subdivision	Westmount
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 1N9

### Amenities

Amenities	On Street Parking, Air Conditioner, Deck, Exercise Room, Intercom, Parking-Visitor, Security Door, Sprinkler System-Fire, Storage-In-Suite, Natural Gas BBQ Hookup, Rooftop Deck/Patio
Parking	Heated, Parkade, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings
Heating	Heat Pump, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Metal, Stucco
Exterior Features	Back Lane, Golf Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby, View City

Roof	Roll Roofing
Construction	Wood, Metal, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 14th, 2025
Days on Market	45
Zoning	Zone 07
Condo Fee	\$754

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Listing information last updated on June 28th, 2025 at 4:32am MDT