

## \$334,900 - 107 10523 123 Street, Edmonton

MLS® #E4429536

**\$334,900**

2 Bedroom, 2.00 Bathroom, 1,119 sqft  
Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

FULLY RENOVATED UNIT with 2-BED + DEN, 2-BATH, A/C, IN-SUITE LAUNDRY & UNDERGROUND PARKING. THIS UNIT ALSO HAS ITS OWN MAIN FLOOR ENTRANCE. Walk to the finest restaurants, boutiques, and galleries! Easy access to gyms, grocery, and much more. Ceiling with HIGH-END FLAT FINISH, offering a modern aesthetic. LARGE windows, 9 FOOT ceilings, and OPEN CONCEPT give this unit a spacious feel. Also has rooftop patio or enjoy your SW-facing patio with gas line. Heat pump system with central A/C keeps your home comfortable year-round, with HEAT AND WATER INCLUDED IN THE CONDO FEES. BRAND NEW CARPET/UNDERLAY, ENG-HARDWOOD FLOORING, & DIMMABLE LIGHTS + GRANITE COUNTERTOPS & HUNTER DOUGLAS WINDOW COVERS. Rapidly appreciating neighbourhood - City value at \$355,500. Also, potential for a storefront business.

Built in 2013

### Essential Information

MLS® #	E4429536
Price	\$334,900
Bedrooms	2
Bathrooms	2.00



### Features

- |  |   |
|--|---|
| 1 Fully Remodelled   | 4 FirstService Residential Condo Management |
| 2 Heat pump system with central A/C + Heat/Water included in Condo fee | 5 Private Entrance                          |
| 3 1,100 + SQFT<br>3 Full ROOMS (2 Bed + 1 Den)<br>2 Full Bathrooms     | 6 City Assesment at \$355,500.00            |



Full Baths	2
Square Footage	1,119
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	107 10523 123 Street
Area	Edmonton
Subdivision	Westmount
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 1N9

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Intercom, Patio, Secured Parking, Sprinkler System-Fire, HRV System, Natural Gas BBQ Hookup, Rooftop Deck/Patio
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Heat Pump, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Metal, Stucco
----------	---------------------

Exterior Features	Low Maintenance Landscape, Paved Lane, Public Transportation, Schools, Shopping Nearby, View City
Roof	Roll Roofing
Construction	Wood, Metal, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 6th, 2025
Days on Market	12
Zoning	Zone 07
Condo Fee	\$759

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 April 17th, 2025 at 11:47pm MDT