# \$295,000 - 415 10523 123 Street, Edmonton

MLS® #E4439714

#### \$295,000

2 Bedroom, 2.00 Bathroom, 926 sqft Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

**EXCEPTIONAL VALUE FOR THIS TOP** FLOOR 2 BED 2 BATH MODERN CONDO WITH CENTRAL AIR CONDITIONING, UNDERGROUND PARKING, AND IN-SUITE LAUNDRY IN WESTMOUNTâ€"JUST STEPS FROM 124 ST, THE BREWERY DISTRICT, AND 2 FUTURE LRT STATIONS! High Street District Properties is located just one block from all the hot spots on 124 Stâ€"less than a 5-minute walk to groceries, salons, shops, top restaurants, breweries, cafes, gyms, and the farmers' market. Best features include the top floor (no one above), an open layout from kitchen to living area with a massive islandâ€"perfect for entertainingâ€"plus HVAC with A/C, and large windows showcasing open skies and an urban view. Upgrades include spacious bedrooms, walk-in closet, window coverings, new lighting, and full-height tile backsplash in the bathroom. Amenities include a rooftop patio and secure underground parking. Don't miss outâ€"take a look today and get ready to move right in!

Built in 2013

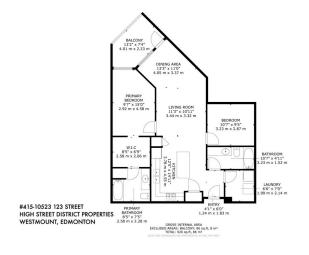
#### **Essential Information**

MLS® # E4439714 Price \$295,000

Bedrooms 2







Bathrooms 2.00

Full Baths 2

Square Footage 926

Acres 0.00

Year Built 2013

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

## **Community Information**

Address 415 10523 123 Street

Area Edmonton
Subdivision Westmount
City Edmonton
County ALBERTA

Province AB

Postal Code T5N 1N9

## **Amenities**

Amenities Air Conditioner, Closet Organizers, No Smoking Home, Parking-Visitor,

Security Door, Sprinkler System-Fire, Storage-In-Suite, Natural Gas

BBQ Hookup, Rooftop Deck/Patio

Parking Spaces 1

Parking Heated, Parkade, Underground

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood

Fan, Refrigerator, Stove-Electric, Washer

Heating Heat Pump, Electric

# of Stories 4
Stories 1
Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Metal, Stucco

Exterior Features Back Lane, Low Maintenance Landscape, Public Transportation,

Schools, Shopping Nearby

Roof Roll Roofing

Construction Wood, Metal, Stucco Foundation Concrete Perimeter

## **School Information**

Elementary Wîhkwêntôwin

Middle Westminster

High Victoria

## **Additional Information**

Date Listed May 31st, 2025

Days on Market 9

Zoning Zone 07

Condo Fee \$602

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 9th, 2025 at 4:17am MDT