

## \$318,500 - 422 10523 123 Street, Edmonton

MLS® #E4429880

**\$318,500**

2 Bedroom, 2.00 Bathroom, 901 sqft

Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

Welcome to High Street District Properties ideally situated in the vibrant heart of Westmount. This immaculate, well-maintained 2 bedroom, 2 bath unit offers a spacious open-concept layout with hardwood flooring, kitchen island, SS appliances & an abundant of natural light thanks to bright windows through-out. Enjoy modern comforts including AIR CONDITIONING, private balcony, and downtown views from this TOP 4th FLOOR END UNIT. This condo is just steps away from trendy cafes, shopping and dining along 124 St. and is within minutes of downtown. For a touch of luxury, the unit is adjacent to the entrance of a fantastic rooftop terrace that offers stunning Edmonton views, perfect for enjoying those beautiful summer days. Additionally, the home comes with one of four TANDEM PARKING spaces in the complex, ensuring convenience in a prime location. Nestled in a quiet neighborhood yet just minutes from all the excitement downtown has to offer, this unit provides the perfect balance of comfort and urban living.

Built in 2013

### Essential Information

MLS® # E4429880

Price \$318,500



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 901                    |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 422 10523 123 Street |
| Area        | Edmonton             |
| Subdivision | Westmount            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5N 1N9              |

### Amenities

|                |                                                                                                                                                                                         |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Detectors Smoke, Intercom, No Smoking Home, Secured Parking, Security Door, Sprinkler System-Fire, See Remarks, HRV System, Natural Gas BBQ Hookup, Rooftop Deck/Patio |
| Parking Spaces | 2                                                                                                                                                                                       |
| Parking        | Heated, Tandem, Underground                                                                                                                                                             |

### Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Heat Pump, Natural Gas                                                                             |
| # of Stories      | 4                                                                                                  |
| Stories           | 4                                                                                                  |
| Has Basement      | Yes                                                                                                |
| Basement          | None, No Basement                                                                                  |

### Exterior

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

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Shopping Nearby, View Downtown, See Remarks |
| Roof              | Roll Roofing                                                                                       |
| Construction      | Wood, Metal, Stucco                                                                                |
| Foundation        | Concrete Perimeter                                                                                 |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 17              |
| Zoning         | Zone 07         |
| Condo Fee      | \$602           |

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Listing information last updated on April 26th, 2025 at 2:32pm MDT