

## \$195,000 - 10407 122 Street, Edmonton

MLS® #E4436112

**\$195,000**

2 Bedroom, 1.00 Bathroom, 876 sqft

Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

First time home buyers and investors you will love this condo located at Glenora Gates! Step inside this charming open-concept condo, just steps away from Edmonton's vibrant Brewery District! With soaring 10ft ceilings throughout, this unit has been very well maintained and offers a functional floor plan. The bright living room flows seamlessly onto your 11' x 11' balcony, perfect for relaxing or entertaining. The kitchen is excellent for hosting, and features a newer stove (2023) and microwave hood fan (2024), plenty of cabinetry & countertop space, and a center island with a breakfast bar. A spacious dining area completes the space. Enjoy a large primary bedroom featuring a double closet, and another nicely sized bedroom as well beside the 4pc bathroom. Includes brand-new in-suite laundry (2024) for added comfort, a titled underground parking stall, and a private storage cage for extra space. Close proximity to Downtown, Macewan, UofA, NAIT, restaurants & shopping, future LRT plus more!

Built in 2003

### Essential Information

MLS® #	E4436112
Price	\$195,000
Bedrooms	2



Bathrooms	1.00
Full Baths	1
Square Footage	876
Acres	0.00
Year Built	2003
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	10407 122 Street
Area	Edmonton
Subdivision	Westmount
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 4B8

### **Amenities**

Amenities	Ceiling 10 ft., Detectors Smoke, Parking-Visitor, Patio, Secured Parking, Security Door, Storage Cage
Parking	Underground

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Flat Site, Fruit Trees/Shrubs, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Tar & Gravel

Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 13th, 2025
Days on Market	32
Zoning	Zone 07
Condo Fee	\$431

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