

## \$249,900 - 107 10523 123 Street, Edmonton

MLS® #E4437579

**\$249,900**

2 Bedroom, 2.00 Bathroom, 1,119 sqft

Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

Welcome to stress-free living! Beautifully renovated main floor corner unit in a quiet part of downtown. Too many upgrades to even mention. Air conditioning, heat pump furnace, fresh paint/ceiling texture, new Eng hardwood, new carpet/underlay, underground parking, new lighting, new fireplace, new fixtures, lots of windows for natural light, etc. You'll love the 1,100 Sqft+ THREE ROOM layout (2 Bedrooms + Den). Primary suite has 4-PC ENSUITE, plus second full 4-PC bathroom. The spacious living room is enhanced by a cozy fireplace, creating a warm and inviting atmosphere for relaxation. Step outside onto your large patio or enjoy the rooftop patio. With in-suite laundry and secure parking, this home provides both convenience and luxury. Your unit has a gate on the patio for access which makes it easy to drop off groceries, go for a walk, or let your visitors in, it's just so easy! Steps from shopping, dining, MacEwan, NAIT, Rogers Place, River Valley, public transit—this location is unbeatable.

Built in 2013

### Essential Information

MLS® # E4437579

Price \$249,900

Bedrooms 2



Bathrooms	2.00
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, 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
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Exterior Features	Low Maintenance Landscaping Shopping Nearby
Roof	Roll Roofing
Construction	Wood, Metal, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 21st, 2025
Days on Market	13
Zoning	Zone 07
Condo Fee	\$759



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Listing information last updated on June 3rd, 2025 at 5:32am MDT