

# \$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
- 2 Heat pump system with central A/C + Heat/Water included in Condo fee
- 3 1,100 + SQFT  
3 Full ROOMS (2 Bed + 1 Den)  
2 Full Bathrooms
- 4 FirstService Residential Condo Management
- 5 Private Entrance
- 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 | 18              |
| Zoning         | Zone 07         |
| Condo Fee      | \$759           |

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Listing information last updated on April 24th, 2025 at 2:17pm MDT