

## \$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

**2 BED + DEN | 2 BATH | 1,100+ SQFT.**

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. 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.

Built in 2013

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4437579  |
| Price     | \$249,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



### Features

|          |                                                                      |          |                                           |
|----------|----------------------------------------------------------------------|----------|-------------------------------------------|
| <b>1</b> | Fully Remodelled                                                     | <b>4</b> | FirstService Residential Condo Management |
| <b>2</b> | Heat pump system with central A/C + Heat/Water included in Condo fee | <b>5</b> | Private Entrance. Great for pet owners!   |
| <b>3</b> | 1,100 + SQFT<br>3 Full ROOMS (2 Bed + 1 Den)<br>2 Full Bathrooms     | <b>6</b> | 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, 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, |

|              |                     |
|--------------|---------------------|
|              | Shopping Nearby     |
| Roof         | Roll Roofing        |
| Construction | Wood, Metal, Stucco |
| Foundation   | Concrete Perimeter  |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 21st, 2025 |
| Days on Market | 27             |
| Zoning         | Zone 07        |
| Condo Fee      | \$759          |

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 17th, 2025 at 9:17am MDT