

## \$279,000 - 10523 123 Street, Edmonton

MLS® #E4441758

**\$279,000**

2 Bedroom, 2.00 Bathroom, 906 sqft

Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

Live bold in this corner-unit 2 bed, 2 bath condo at High Street District where style, location & comfort collide. Massive windows flood the open-concept layout with natural light, highlighting rich hardwood floors & a sleek, modern kitchen featuring SS appliances, a massive island & tons of storage. Bedrooms are split for privacy ideal for roommates or guests. The spacious primary has a walk-in closet & ensuite bath. Enjoy year-round comfort with a heat pump system, A/C, & HRV. Titled, heated underground parking included! Just 1 block from Edmonton's Brewery District & 124 Street steps from shops, cafes, markets & future Valley Line LRT. Don't miss the rooftop patio perfect for catching sunsets or hosting summer hangs. Built in 2013 with modern finishes & secure access, this pet-friendly gem checks every box. Want the downtown lifestyle without the chaos? You just found it. 202 10523 123 Street NW!

Built in 2013

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4441758  |
| Price     | \$279,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 906                    |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

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

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Detectors Smoke, No Smoking Home, Secured Parking, Security Door, Sprinkler System-Fire, HRV System, Rooftop Deck/Patio |
| Parking   | Heated, Underground  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Stove-Electric, Washer |
| Heating           | Heat Pump, Natural Gas   |
| # of Stories      | 4  |
| Stories           | 4  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Metal, Stucco   |
| Exterior Features | Flat Site, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby, View City, View Downtown |
| Roof              | Roll Roofing  |
| Construction      | Wood, Metal, Stucco   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 10th, 2025  
Days on Market                6  
Zoning                              Zone 07  
Condo Fee                        \$612

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