

## \$259,000 - 202 10523 123 Street, Edmonton

MLS® #E4445331

**\$259,000**

2 Bedroom, 2.00 Bathroom, 906 sqft

Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

Best value in Westmount—this modern 2 bed, 2 bath corner-unit condo at High Street District offers unmatched market value compared to any similar property. Massive windows fill the open-concept space with natural light, highlighting hardwood floors & a sleek kitchen with stainless steel appliances, oversized island, & abundant storage. The split-bedroom layout ensures privacy, with a spacious primary suite featuring a walk-in closet and full ensuite. Built in 2013, this pet-friendly building includes secure access, contemporary finishes, heat pump system, HRV, central A/C, & titled heated underground parking. Located just one block from the Brewery District & 124 Street; you're steps from shops, dining, markets, & the future Valley Line LRT. Don't miss the rooftop patio—ideal for sunsets & summer entertaining. If you're seeking the best downtown lifestyle without the chaos & at the best price point available, this is the one; 202 10523 123 Street NW.

Built in 2013

### Essential Information

MLS® #	E4445331
Price	\$259,000
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	202 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                      July 2nd, 2025  
Days on Market                16  
Zoning                              Zone 07  
Condo Fee                        \$612

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