

## \$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 3 Full ROOMS (2 Bed + 1 Den) 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	29
Zoning	Zone 07
Condo Fee	\$759

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Listing information last updated on June 19th, 2025 at 9:03am MDT