

## \$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

BELOW MARKET VALUE – RENOVATED TOP TO BOTTOM! OVER 1,100 SQFT OF HIGH-END FINISHES AND OPEN SPACE. Newer 2013 build with great soundproofing. Offered at \$20K under the city's assessment (\$355,500), this 2-Bed + Den (Can be used as bedroom), 2-Bath condo in Westmount is a rare find. Completely updated with new engineered hardwood, carpet/premium underlay, paint, lighting, ceiling finish, and a fresh modern fireplace. Includes in-suite laundry, underground parking, private patio entrance, and a rooftop patio with downtown views. Quiet street, with easy access to U of A, Macewan, Rogers Place, 124 Street, and close to new LRT lines. This is the definition of turnkey – and it's priced to go. Don't miss out!

Built in 2013

### Essential Information

MLS® #	E4429536
Price	\$334,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,119
Acres	0.00
Year Built	2013



### 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



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                30  
Zoning                              Zone 07  
Condo Fee                        \$759

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