

## \$274,500 - 305 10523 123 Street, Edmonton

MLS® #E4442172

**\$274,500**

2 Bedroom, 2.00 Bathroom, 911 sqft

Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

This stunning 2-bedroom condo perfectly blends luxury & comfort. Ideal for professionals or downsizers, this home is nestled in one of the city's most vibrant communities. Step into a space that exudes sophistication! The gourmet kitchen is a showstopper, featuring Valhalla granite countertops, an eat-up island, sleek custom backsplash, & premium stainless steel appliances—all designed to inspire culinary creativity. Rich hardwood floors flow through the main living area, complementing opulent finishes & the open-concept layout. Enjoy central AC in summer or unwind on the serene, glass-railed balcony. The huge primary suite offers luxury vinyl plank flooring, a massive walk-through closet & a 4pc ensuite w/ elegant fixtures & generous counter space. A spacious 2nd bedroom, in-suite laundry & underground parking add to the ease of condo living. Enjoy the building's rooftop patio—perfect for entertaining & taking in sunset views. Impeccable home in a prime location. This isn't just a condo—it's a lifestyle!

Built in 2013

### Essential Information

MLS® # E4442172

Price \$274,500



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	911
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	305 10523 123 Street
Area	Edmonton
Subdivision	Westmount
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 1N9

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Secured Parking, Sprinkler System-Fire, Vinyl Windows, Natural Gas BBQ Hookup, Rooftop Deck/Patio
Parking	Heated, Parkade, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Heat Pump, Electric
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Metal, Stucco
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Exterior Features	Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View Downtown
Roof	Roll Roofing
Construction	Wood, Metal, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 13th, 2025
Days on Market	50
Zoning	Zone 07
Condo Fee	\$602

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Listing information last updated on August 2nd, 2025 at 9:47am MDT