

## \$295,000 - 202 10523 123 Street, Edmonton

MLS® #E4430957

**\$295,000**

2 Bedroom, 2.00 Bathroom, 905 sqft

Condo / Townhouse on 0.00 Acres

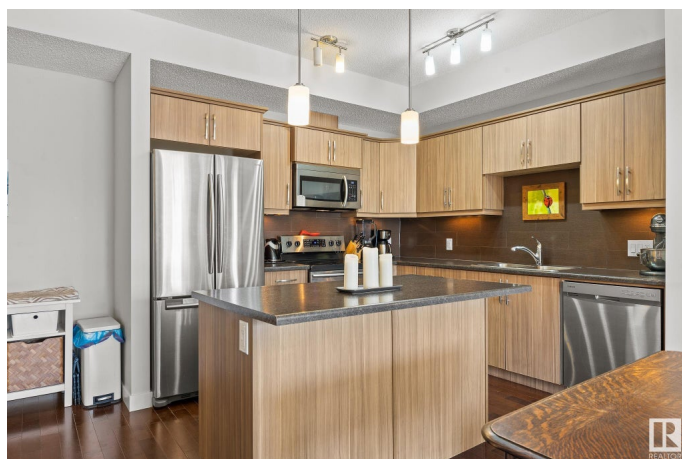
Westmount, Edmonton, AB

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 St NW!

Built in 2013

### Essential Information

MLS® #	E4430957
Price	\$295,000
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	905
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                      April 15th, 2025  
Days on Market                18  
Zoning                              Zone 07  
Condo Fee                        \$612

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