

\$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

| | |
|---|--|
| 1 Fully Remodelled | 4 FirstService Residential Condo Management |
| 2 Heat pump system with central A/C + Heat/Water included in Condo fee | 5 Private Entrance. Great for pet owners! |
| 3 1,100 + SQFT 3 Full ROOMS (2 Bed + 1 Den) 2 Full Bathrooms | 6 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 | 27 |
| Zoning | Zone 07 |
| Condo Fee | \$759 |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 17th, 2025 at 6:47pm MDT