

## \$250,000 - 115 10523 123 Street, Edmonton

MLS® #E4447006

**\$250,000**

2 Bedroom, 2.00 Bathroom, 898 sqft

Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

### PRIME BREWERY DISTRICT LOCATION!

This beautifully appointed 2 bed, 2 bath condo features in-suite laundry, private patio with gas BBQ hookup overlooking a peaceful courtyard, and rooftop access with breathtaking city skyline views. Heated underground parking included. Condo fees cover heat, water, A/C, and parking—exceptional value! Walk to trendy caf  s, bistros, bakeries, and shopping. Bike lanes at your doorstep make commuting effortless. Pet-friendly building with ground-level courtyard access perfect for dog owners. This is urban living at its finest—comfort, convenience, and lifestyle all in one package. Don't miss this opportunity in Edmonton's MOST SOUGHT AFTER urban-professional neighbourhood! (Some photos virtually staged).

Built in 2013

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4447006  |
| Price          | \$250,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 898       |
| Acres          | 0.00      |
| Year Built     | 2013      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 115 10523 123 Street |
| Area        | Edmonton             |
| Subdivision | Westmount            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5N 1N9              |

### Amenities

|                |                                                                                                                          |
|----------------|--------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., No Smoking Home, Sprinkler System-Fire, Storage-In-Suite, HRV System, Rooftop Deck/Patio |
| Parking Spaces | 1                                                                                                                        |
| Parking        | Underground                                                                                                              |

### Interior

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

### Exterior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Metal, Stucco                                                                                                        |
| Exterior Features | Back Lane, Backs Onto Park/Trees, Flat Site, Golf Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof              | Concrete Tiles, See Remarks, Roll Roofing                                                                                  |
| Construction      | Wood, Metal, Stucco                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                         |

### School Information

|            |                    |
|------------|--------------------|
| Elementary | Westglen School    |
| Middle     | Westminster School |
| High       | Victoria School    |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 23              |
| Zoning         | Zone 07         |
| Condo Fee      | \$602           |

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Listing information last updated on August 2nd, 2025 at 3:47am MDT