

Courtesy Of Sam Killick Of ARIVL

# \$279,000 - 117 10523 123 Street, Edmonton

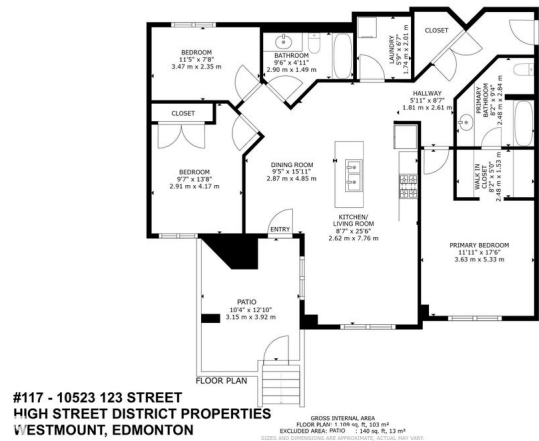
MLS® #E4463341

**\$279,000**

3 Bedroom, 2.00 Bathroom, 1,109 sqft  
Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

GREAT LOCATION RIGHT OFF 124TH ST  
SPACIOUS 3 BEDROOMS, 2 FULL  
BATHROOMS, UNDERGROUND PARKING,  
CENTRAL AIR CONDITIONING,  
PET-FRIENDLY & NEAR TWO FUTURE LRT  
STOPS! Welcome to condo living at its finest  
in the desirable High Street District Properties,  
steps from the Brewery District, boutiques,  
cafés, and transit. This west-facing suite  
features an open-concept layout with 9'  
ceilings, engineered wood flooring, and large  
vinyl windows that fill the home with natural  
light. The modern kitchen boasts granite  
countertops, stainless steel appliances, and a  
large central island perfect for entertaining.  
Enjoy two full bathrooms both beautifully  
finished and a rare 3rd bedroom ideal for a  
home office or guest space. Top features  
include central air conditioning, in-suite  
laundry, and a titled heated underground  
parking stall. The pet-friendly building also  
offers a rooftop patio, secure access, and  
convenient proximity to two future LRT stops,  
adding even more value to this prime location



Built in 2013

## Essential Information

MLS® # E4463341  
Price \$279,000

|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,109                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 117 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, Parking-Visitor, Secured Parking, Sprinkler System-Fire, Vinyl Windows, HRV System, Natural Gas BBQ Hookup, Rooftop Deck/Patio |
| Parking Spaces | 1                                                                                                                                                                        |
| Parking        | Heated, Underground                                                                                                                                                      |

### Interior

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

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Metal, Stucco |
|----------|---------------------|

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior Features | Golf Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | EPDM Membrane                                                                      |
| Construction      | Wood, Metal, Stucco                                                                |
| Foundation        | Concrete Perimeter                                                                 |

**School Information**

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

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 12                 |
| Zoning         | Zone 07            |
| Condo Fee      | \$749              |

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Listing information last updated on November 5th, 2025 at 12:47pm MST