

## \$274,900 - 115 10523 123 Street, Edmonton

MLS® #E4434435

**\$274,900**

2 Bedroom, 2.00 Bathroom, 898 sqft

Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

Welcome home to this spacious, thoughtfully designed 2-Bed 2-Bath condo in the trendy Brewery District in Edmonton. In suite laundry and a gas barbecue hookup are additional features to enjoy at your new home. Keep your car cozy in the winter with underground parking and your BBQ in the summer on your patio overlooking the courtyard. Residents have access to the rooftop - imagine patio nights with your friends or family, a stunning view of the city skyline and romantic sunsets, all making this condo more worth it. Heat, water, A/C, and heated underground parking are all included in the condo fees. Bike lanes, grocery stores and shopping centers with everything you need are just down the street - and not to mention the cafes, bistros and bake shops to explore and integrate into your downtown lifestyle. Well trained, quiet pets are often approved by the condo board, and ground access to the courtyard makes it ideal for dog walks. Perfect for anyone that enjoys the lifestyle central living accommodates.

Built in 2013

### Essential Information

MLS® # E4434435

Price \$274,900

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    | May 4th, 2025 |
| Days on Market | 11            |
| Zoning         | Zone 07       |
| Condo Fee      | \$602         |

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Listing information last updated on May 14th, 2025 at 10:47pm MDT