# \$285,000 - 314 10523 123 Street, Edmonton

MLS® #E4442376

#### \$285,000

2 Bedroom, 2.00 Bathroom, 898 sqft Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

MOVE-IN READY 3RD FLOOR, 2 BED 2 BATH WEST-FACING CONDO WITH CENTRAL AIR, UNDERGROUND PARKING & IN-SUITE LAUNDRY IN WESTMOUNT â€" JUST STEPS TO 124 ST, BREWERY DISTRICT & FUTURE LRT! Welcome to High Street District Properties, perfectly situated just one block off all the action on 124 St! Walk less than 5 minutes to groceries, salons, cafes, gyms, farmer's markets, and some of Edmonton's best restaurants, breweries, and shops. This west-facing unit boasts huge windows, stunning sunset views, and a layout made for modern living â€" with bedrooms on opposite sides for privacy and an open kitchen/living area ideal for entertaining. Love to cook? You'II appreciate the oversized island and generous cabinet space. Central A/C keeps things cool in the summer, and the rooftop patio and underground parking complete the lifestyle package. Take a look today and get ready to move right in.

Built in 2013

# **Essential Information**

MLS® # E4442376 Price \$285,000

Bedrooms 2
Bathrooms 2.00







GROSS INTERNAL AREA PLOOR 1: 896 sq ft, 83.36 m<sup>2</sup> EXCUSSED AREAS; BALCONY: 77 sq ft, 7.16 m TOTAL: 896 sq ft, 83.36 m<sup>2</sup>

#314, 10523 123 ST NW
HIGH STREET DISTRICT PROPERTIES
WESTMOUNT, EDMONTON

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 314 10523 123 Street

Area Edmonton
Subdivision Westmount
City Edmonton
County ALBERTA

Province AB

Postal Code T5N 1N9

## **Amenities**

Amenities Air Conditioner, Intercom, Low Flw/Dual Flush Toilet, No Smoking

Home, Parking-Visitor, Patio, Security Door, Sprinkler System-Fire, HRV

System, Rooftop Deck/Patio

Parking Spaces 1

Parking Heated, Parkade, Stall, Underground

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener,

Microwave Hood Fan, Refrigerator, Stove-Electric, Washer

Heating Heat Pump, Electric

# of Stories 4
Stories 1
Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Metal, Stucco

Exterior Features Low Maintenance Landscape, Paved Lane, Schools, Shopping Nearby

Roof Roll Roofing

Construction Wood, Metal, Stucco Foundation Concrete Perimeter

## **School Information**

Elementary Wîhkwêntôwin

Middle Westminster

High Victoria

## **Additional Information**

Date Listed June 13th, 2025

Days on Market 3

Zoning Zone 07

Condo Fee \$592

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Listing information last updated on June 16th, 2025 at 1:32pm MDT