

# \$209,000 - 319 10523 123 Street, Edmonton

MLS® #E4454888

**\$209,000**

1 Bedroom, 1.00 Bathroom, 646 sqft  
Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

SUN-SOAKED 1 BED, 3RD-FLOOR CONDO W/ UNDERGROUND PARKING, FRESH UPDATES & AN UNBEATABLE WESTMOUNT LOCATION! Welcome to High Street District Properties—steps from 124 Street—™s cafes, galleries, breweries & restaurants. This south-facing unit beams with natural light and boasts fresh paint, granite countertops, LED lighting, refinished engineered hardwood floors & updated appliances including a Café® refrigerator & Bosch dishwasher. The open layout, in-suite laundry & secure underground parking add everyday comfort, while the pet-friendly building features a rooftop patio for city views & sunsets. Investors—this is a turn-key opportunity! Currently rented for \$1700/month with a solid tenant leased until June 30, 2026, buyer to accept tenancy. Quick access to the river valley, bike paths, public transit & 2 future LRT stops makes this a prime urban investment. Take a look today & get ready to move right in!

Built in 2013

## Essential Information

MLS® #	E4454888
Price	\$209,000
Bedrooms	1



#319-10523 123 STREET  
HIGH STREET DISTRICT PROPERTIES  
WESTMOUNT, EDMONTON

GROUND INTERNAL AREA  
FLOOR PLAN: 631 sq. ft. 60 sq. ft.  
EXCLUDED AREA: BALCONY: 80 sq. ft. 8 sq. ft.  
FIGURES ARE APPROXIMATE AND NOT TO SCALE. SEE REALTOR.

Bathrooms	1.00
Full Baths	1
Square Footage	646
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	319 10523 123 Street
Area	Edmonton
Subdivision	Westmount
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 1N9

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Detectors Smoke, Intercom, Parking-Visitor, Security Door, Sprinkler System-Fire, Vinyl Windows, HRV System, Natural Gas BBQ Hookup, Rooftop Deck/Patio
Parking Spaces	1
Parking	Heated, Underground

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, 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, Low Maintenance Landscape, Paved Lane, Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping

	Nearby, View City
Roof	Roll Roofing
Construction	Wood, Metal, Stucco
Foundation	Concrete Perimeter

**School Information**

Elementary	W&hkw&ant&win
Middle	Westminster
High	Victoria

**Additional Information**

Date Listed	August 27th, 2025
Days on Market	1
Zoning	Zone 07
Condo Fee	\$420

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