

\$376,600 - 107 10523 123 Street, Edmonton

MLS® #E4421790

\$376,600

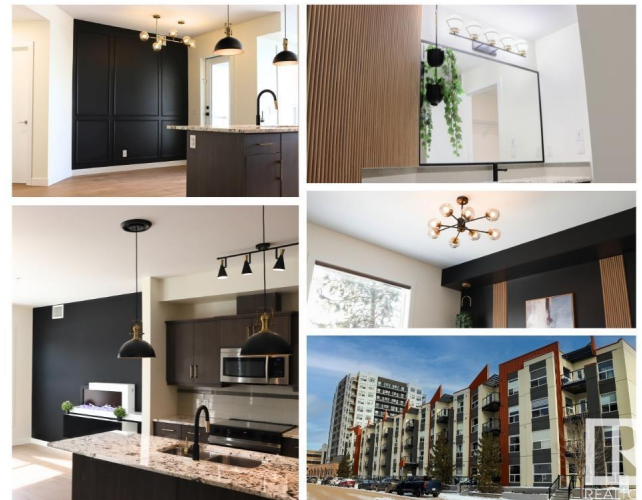
2 Bedroom, 2.00 Bathroom, 1,119 sqft
Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

MODERN EXECUTIVE CORNER UNIT WITH A PRIVATE ENTRANCE IN ONE OF EDMONTON'S MOST SOUGHT-AFTER LOCATIONS. ALSO, POTENTIAL FOR A STOREFRONT BUSINESS. (1,100+ SQFT) This is one of the biggest unit in the building with a custom mudroom, 3 FULL ROOMS (2 Bedrooms+DEN) (can use den as bedroom) + 2 FULL BATHROOMS + UNDERGROUND PARKING. WALK to the finest restaurants, boutiques, and galleries! Easy access to gyms, grocery, and much more. Ceiling with HIGH-END FLAT FINISH, offering a modern aesthetic. LARGE windows, 9 FOOT ceilings, and OPEN CONCEPT give this unit a spacious feel. Also has a rooftop patio or enjoy your west-facing patio with gas line. Heat pump system with central A/C keeps your home comfortable year-round, with HEAT AND WATER INCLUDED IN THE CONDO FEES. BRAND NEW CARPET/UNDERLAY, ENG-HARDWOOD FLOORING, & DIMMABLE LIGHTS + GRANITE COUNTERTOPS & HUNTER DOUGLAS WINDOW COVERS. Rapidly appreciating neighbourhood - City value at \$355,000 before renos - Great opportunity

Built in 2013

Essential Information



MLS® #	E4421790
Price	\$376,600
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,119
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	107 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, Secured Parking, Sprinkler System-Fire, HRV System, Natural Gas BBQ Hookup, Rooftop Deck/Patio
Parking Spaces	1
Parking	Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Heat Pump, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
# of Stories	4
Stories	4
Has Basement	Yes

Basement None, No Basement

Exterior

Exterior Wood, Metal, Stucco

Exterior Features Low Maintenance Landscape, Paved Lane, Public Transportation,
Schools, Shopping Nearby, View City

Roof Roll Roofing

Construction Wood, Metal, Stucco

Foundation Concrete Perimeter

Additional Information

Date Listed February 15th, 2025

Days on Market 50

Zoning Zone 07

Condo Fee \$759

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Listing information last updated on April 6th, 2025 at 3:32pm MDT