

## \$334,900 - 107 10523 123 Street, Edmonton

MLS® #E4429536

**\$334,900**

2 Bedroom, 2.00 Bathroom, 1,119 sqft

Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

PRICED FOR QUICK SALE â€” \$20K BELOW CITY ASSESSMENT (\$355,500)! Newer 2013 build with great soundproofing. Come see for yourself. Welcome to High Street District Properties in Westmount! All work done by professional licensed home builder in Alberta. This fully renovated 2-Bed + Den, 2-Bath condo (1,100+ SQFT) features NEW engineered hardwood, NEW carpet/underlay, granite counters, Hunter Douglas blinds, dimmable lights, fresh paint, and central A/C. Enjoy 9â€™ flat-finish ceilings, large windows, and a bright open layout. Private lockable patio entrance with a southwest-facing balcony and gas line. In-suite laundry and underground parking included. Steps to 124 Streetâ€™s cafes, shopping, and dining. Rooftop patio with stunning downtown views! Tucked away on a peaceful street, yet only minutes from vibrant city life, this home perfectly blends tranquility with unbeatable urban access. Don't miss out!

Built in 2013

### Essential Information

MLS® #	E4429536
Price	\$334,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2



### Features

- 1 Fully Remodelled
- 2 Heat pump system with central A/C + Heat/Water included in Condo fee
- 3 1,100 + SQFT  
3 Full ROOMS (2 Bed + 1 Den)  
2 Full Bathrooms
- 4 FirstService Residential Condo Management
- 5 Private Entrance
- 6 City Assesment at \$355,500.00



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, Patio, 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	April 6th, 2025
Days on Market	25
Zoning	Zone 07
Condo Fee	\$759

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 11:02am MDT