

\$249,900 - 107 10523 123 Street, Edmonton

MLS® #E4437579

\$249,900

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

Westmount, Edmonton, AB

2 BED + DEN | 2 BATH | 1,100+ SQFT.

Welcome to stress-free living. Beautifully renovated main floor corner unit in a quiet part of downtown. Too many upgrades to even mention. Air conditioning, heat pump furnace, fresh paint/ceiling texture, new Eng hardwood, new carpet/underlay, underground parking, new lighting, new fireplace, new fixtures, lots of windows for natural light, etc. Primary suite has 4-PC ENSUITE, plus second full 4-PC bathroom. The spacious living room is enhanced by a cozy fireplace, creating a warm and inviting atmosphere for relaxation. Step outside onto your large patio or enjoy the rooftop patio. With in-suite laundry and secure parking, this home provides both convenience and luxury. Your unit has a gate on the patio for access which makes it easy to drop off groceries, go for a walk, or let your visitors in, it's just so easy! Steps from shopping, dining, MacEwan, NAIT, Rogers Place, River Valley, public transit.

Built in 2013

Essential Information

MLS® #	E4437579
Price	\$249,900
Bedrooms	2
Bathrooms	2.00



Features

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



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, Patio, 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,

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

Additional Information

Date Listed	May 21st, 2025
Days on Market	19
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 June 9th, 2025 at 9:17pm MDT