

## \$319,000 - 447 10403 122 Street, Edmonton

MLS® #E4435452

**\$319,000**

2 Bedroom, 2.00 Bathroom, 1,145 sqft

Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

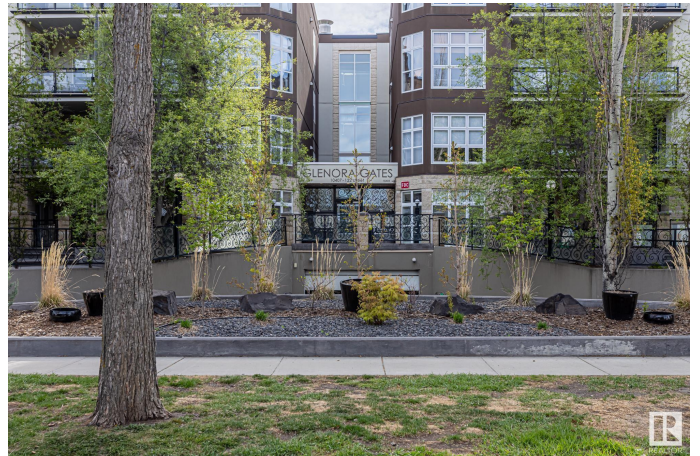
TOP FLOOR, 2 Bed 2 BATH, 1,150 sq ft unit w/ a TITLED tandem underground stall, cage storage, Central A/C, & 10 FT CEILINGS!

Welcome to Glenora Gates, a premium condo complex with a premium location and management! Offered with plenty of upgrades including a completely redone kitchen, updated light fixtures, paint, newer luxury vinyl floors, blinds, and a newer high efficiency furnace, hot water tank and A/C! With two bright and spacious bedrooms, a grand living room and formal dining, this is a great building for young professionals or empty nesters! a quick walk to the Brewer District LRT station, and the Loblaws, Winners, GoodLife or the many dining opportunities on both 104th and Jasper! With quick access to the River Valley walking trails or some of the beautiful parks downtown has to offer you'll love living here! With in suite Laundry, gas bbq connection on the patio, and pets allowed via board approval, this is a MUST SEE!

Built in 2003

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4435452  |
| Price     | \$319,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,145                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 447 10403 122 Street |
| Area        | Edmonton             |
| Subdivision | Westmount            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5N 4C1              |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Off Street Parking, On Street Parking, Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke, Hot Wtr Tank-Energy Star, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Sprinkler System-Fire, Storage-In-Suite, Vaulted Ceiling, Vinyl Windows |
| Parking Spaces | 2  |
| Parking        | Tandem, Underground  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| # of Stories      | 4   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco                              |
| Exterior Features | Public Transportation, Schools, View City |

|              |                    |
|--------------|--------------------|
| Roof         | Flat               |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 39            |
| Zoning         | Zone 07       |
| Condo Fee      | \$648         |

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Listing information last updated on June 16th, 2025 at 1:47pm MDT