

# \$295,000 - 415 10523 123 Street, Edmonton

MLS® #E4439714

**\$295,000**

2 Bedroom, 2.00 Bathroom, 926 sqft  
Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

EXCEPTIONAL VALUE FOR THIS TOP FLOOR 2 BED 2 BATH MODERN CONDO WITH CENTRAL AIR CONDITIONING, UNDERGROUND PARKING, AND IN-SUITE LAUNDRY IN WESTMOUNT—JUST STEPS FROM 124 ST, THE BREWERY DISTRICT, AND 2 FUTURE LRT STATIONS! High Street District Properties is located just one block from all the hot spots on 124 St—less than a 5-minute walk to groceries, salons, shops, top restaurants, breweries, cafes, gyms, and the farmers’ market. Best features include the top floor (no one above), an open layout from kitchen to living area with a massive island—perfect for entertaining—plus HVAC with A/C, and large windows showcasing open skies and an urban view. Upgrades include spacious bedrooms, walk-in closet, window coverings, new lighting, and full-height tile backsplash in the bathroom. Amenities include a rooftop patio and secure underground parking. Don’t miss out—take a look today and get ready to move right in!

Built in 2013

## Essential Information

MLS® #	E4439714
Price	\$295,000
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	926
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	415 10523 123 Street
Area	Edmonton
Subdivision	Westmount
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 1N9

### Amenities

Amenities	Air Conditioner, Closet Organizers, No Smoking Home, Parking-Visitor, Security Door, Sprinkler System-Fire, Storage-In-Suite, Natural Gas BBQ Hookup, Rooftop Deck/Patio
Parking Spaces	1
Parking	Heated, Parkade, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Heat Pump, Electric
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Metal, Stucco
Exterior Features	Back Lane, Low Maintenance Landscape, Public Transportation,

Schools, Shopping Nearby

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	May 31st, 2025
Days on Market	21
Zoning	Zone 07
Condo Fee	\$602

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