

## \$285,000 - 407 10523 123 Street, Edmonton

MLS® #E4449463

**\$285,000**

2 Bedroom, 2.00 Bathroom, 1,136 sqft  
Condo / Townhouse on 0.00 Acres

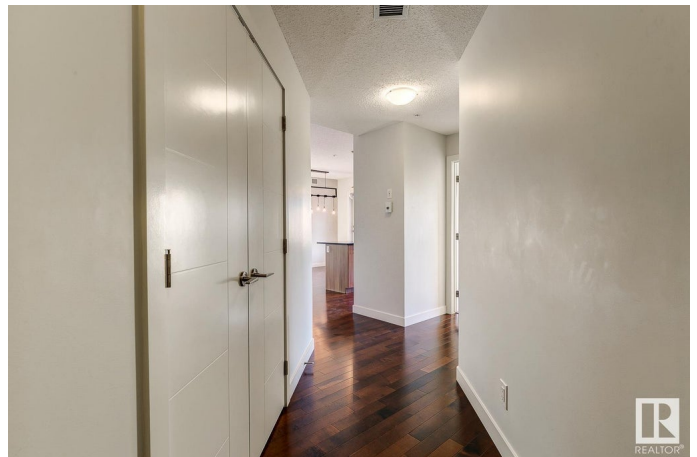
Westmount, Edmonton, AB

Welcome to a one of a kind offering in pet friendly High Street District Properties! Located in the heart of Westmount & along the edge of the trendy neighbouring community of Oliver, this top floor unit is expansively upgraded. Highlights include hardwood flooring, granite countertops throughout, updated stainless steel appliances, Hunter Douglas window coverings & an open concept entertainment space. With city views from every room, this unit has 2 sizeable bedrooms PLUS den located on either side of the condo, a main 4pc bathroom & 4pc ensuite. Open the door to your outdoor living space offering panoramic sunset views from your private patio complete with gas line and overhead pergola perfect for hanging string lights. Included is titled parking, a large in-suite storage room & inclusive condo fees. Immerse yourself in the Downtown lifestyle - river valley trails, local cuisine, public transit & a short walk to upcoming LRT station, Edmonton's Brewery District, Ice District & vibrant 124 ST!

Built in 2013

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4449463  |
| Price    | \$285,000 |
| Bedrooms | 2         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,136                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 407 10523 123 Street |
| Area        | Edmonton             |
| Subdivision | Westmount            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5N 1N9              |

### Amenities

|           |                                                                                                                                                                                        |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Deck, Exercise Room, Intercom, Parking-Visitor, Security Door, Sprinkler System-Fire, Storage-In-Suite, Natural Gas BBQ Hookup, Rooftop Deck/Patio |
| Parking   | Heated, Parkade, Underground                                                                                                                                                           |

### Interior

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

### Exterior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Metal, Stucco                                                                             |
| Exterior Features | Back Lane, Golf Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby, View City |

|              |                     |
|--------------|---------------------|
| Roof         | Roll Roofing        |
| Construction | Wood, Metal, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 9               |
| Zoning         | Zone 07         |
| Condo Fee      | \$754           |

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Listing information last updated on August 2nd, 2025 at 4:47pm MDT