

## \$295,000 - 202 10523 123 Street, Edmonton

MLS® #E4430957

**\$295,000**

2 Bedroom, 2.00 Bathroom, 905 sqft

Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

Live bold in this corner-unit 2 bed, 2 bath condo at High Street District where style, location & comfort collide. Massive windows flood the open-concept layout with natural light, highlighting rich hardwood floors & a sleek, modern kitchen featuring SS appliances, a massive island & tons of storage. Bedrooms are split for privacy ideal for roommates or guests. The spacious primary has a walk-in closet & ensuite bath. Enjoy year-round comfort with a heat pump system, A/C, & HRV. Titled, heated underground parking included! Just 1 block from Edmonton's Brewery District & 124 Street steps from shops, cafes, markets & future Valley Line LRT. Don't miss the rooftop patio perfect for catching sunsets or hosting summer hangs. Built in 2013 with modern finishes & secure access, this pet-friendly gem checks every box. Want the downtown lifestyle without the chaos? You just found it. 202 10523 123 St NW!

Built in 2013

### Essential Information

MLS® #	E4430957
Price	\$295,000
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	905
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	202 10523 123 Street
Area	Edmonton
Subdivision	Westmount
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 1N9

### Amenities

Amenities	Air Conditioner, Detectors Smoke, No Smoking Home, Secured Parking, Security Door, Sprinkler System-Fire, HRV System, Rooftop Deck/Patio
Parking	Heated, Underground

### Interior

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

### Exterior

Exterior	Wood, Metal, Stucco
Exterior Features	Flat Site, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby, View City, View Downtown
Roof	Roll Roofing
Construction	Wood, Metal, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 15th, 2025  
Days on Market                17  
Zoning                              Zone 07  
Condo Fee                        \$612

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