

Courtesy Of Bill Hatton Of Liv Real Estate

## \$296,800 - 312 10523 123 Street, Edmonton

MLS® #E4433600

**\$296,800**

2 Bedroom, 2.00 Bathroom, 880 sqft

Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

Beautiful WEST-FACING 2 bedroom 2 full bathroom condo is located downtown in Westmount, close to restaurants, shopping, the River valley, and parks. This wonderfully spacious condo features an Open Concept layout with well-maintained laminate hardwood throughout. The Living room is nice and bright, features electric blinds, and leads out to a completely private West-facing balcony. The kitchen is fully upgraded with stainless appliances, light-colored cabinetry, backsplash, an eat-in bar, and a pantry. Just past the dining area, you'll find a spacious master bedroom with a large Walk-in closet and a 4-piece ensuite. On the other side of the condo, you'll find the second bedroom and a second 4-piece bathroom. Top off this amazing suite with an in-suite laundry room and plenty of storage space! Also comes with Heated Underground Parking! This building is clean and well maintained, and features a Roof Top Deck, perfect to get out and enjoy the sun!

Built in 2013

### Essential Information

MLS® # E4433600

Price \$296,800

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 880                    |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 312 10523 123 Street |
| Area        | Edmonton             |
| Subdivision | Westmount            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5N 1N9              |

### **Amenities**

|                |                     |
|----------------|---------------------|
| Amenities      | Deck                |
| Parking Spaces | 1                   |
| Parking        | Heated, Underground |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Heat Pump, Natural Gas  |
| Fireplace         | Yes   |
| Fireplaces        | Wall Mount  |
| # of Stories      | 4   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl                                     |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Tar & Gravel       |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### School Information

|            |                      |
|------------|----------------------|
| Elementary | Oliver, St Vincent   |
| Middle     | Westminster, St Mark |
| High       | Victoria, St Joseph  |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 49            |
| Zoning         | Zone 07       |
| Condo Fee      | \$582         |

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 19th, 2025 at 9:02pm MDT