

## \$318,500 - 422 10523 123 Street, Edmonton

MLS® #E4429880

**\$318,500**

2 Bedroom, 2.00 Bathroom, 901 sqft

Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

Welcome to High Street District Properties ideally situated in the vibrant heart of Westmount. This immaculate, well-maintained 2 bedroom, 2 bath unit offers a spacious open-concept layout with hardwood flooring, kitchen island, SS appliances & an abundant of natural light thanks to bright windows through-out. Enjoy modern comforts including AIR CONDITIONING, private balcony, and downtown views from this TOP 4th FLOOR END UNIT. This condo is just steps away from trendy cafes, shopping and dining along 124 St. and is within minutes of downtown. For a touch of luxury, the unit is adjacent to the entrance of a fantastic rooftop terrace that offers stunning Edmonton views, perfect for enjoying those beautiful summer days. Additionally, the home comes with one of four TANDEM PARKING spaces in the complex, ensuring convenience in a prime location. Nestled in a quiet neighborhood yet just minutes from all the excitement downtown has to offer, this unit provides the perfect balance of comfort and urban living.

Built in 2013

### Essential Information

MLS® # E4429880

Price \$318,500



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	901
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	422 10523 123 Street
Area	Edmonton
Subdivision	Westmount
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 1N9

### Amenities

Amenities	Air Conditioner, Detectors Smoke, Intercom, No Smoking Home, Secured Parking, Security Door, Sprinkler System-Fire, See Remarks, HRV System, Natural Gas BBQ Hookup, Rooftop Deck/Patio
Parking Spaces	2
Parking	Heated, Tandem, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Heat Pump, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Metal, Stucco
----------	---------------------

Exterior Features	Golf Nearby, Playground Nearby, Public Transportation, Shopping Nearby, View Downtown, See Remarks
Roof	Roll Roofing
Construction	Wood, Metal, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 9th, 2025
Days on Market	10
Zoning	Zone 07
Condo Fee	\$602

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 April 19th, 2025 at 6:17am MDT