

## \$274,900 - 10523 123 Street, Edmonton

MLS® #E4434435

**\$274,900**

2 Bedroom, 2.00 Bathroom, 898 sqft

Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

Welcome home to this spacious, thoughtfully designed 2-Bed 2-Bath condo in the trendy Brewery District in Edmonton. In suite laundry and a gas barbecue hookup are additional features to enjoy at your new home. Keep your car cozy in the winter with underground parking and your BBQ in the summer on your patio overlooking the courtyard. Residents have access to the rooftop - imagine patio nights with your friends or family, a stunning view of the city skyline and romantic sunsets, all making this condo more worth it. Heat, water, A/C, and heated underground parking are all included in the condo fees. Bike lanes, grocery stores and shopping centers with everything you need are just down the street - and not to mention the cafes, bistros and bake shops to explore and integrate into your downtown lifestyle. Well trained, quiet pets are often approved by the condo board, and ground access to the courtyard makes it ideal for dog walks. Perfect for anyone that enjoys the lifestyle central living accommodates.

Built in 2013

### Essential Information

MLS® # E4434435

Price \$274,900

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	898
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

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

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., No Smoking Home, Sprinkler System-Fire, Storage-In-Suite, HRV System, Rooftop Deck/Patio
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, 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, Backs Onto Park/Trees, Flat Site, Golf Nearby, Private

	Setting, Public Transportation, Schools, Shopping Nearby
Roof	Concrete Tiles, See Remarks, Roll Roofing
Construction	Wood, Metal, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	Westglen School
Middle	Westminster School
High	Victoria School

### Additional Information

Date Listed	May 4th, 2025
Days on Market	42
Zoning	Zone 07
Condo Fee	\$602

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