

Courtesy Of Sam Killick Of ARIVL

**\$285,000 - 314 10523 123 Street, Edmonton**

MLS® #E4442376

**\$285,000**

2 Bedroom, 2.00 Bathroom, 898 sqft

## Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

MOVE-IN READY 3RD FLOOR, 2 BED 2 BATH WEST-FACING CONDO WITH CENTRAL AIR, UNDERGROUND PARKING & IN-SUITE LAUNDRY IN WESTMOUNT " JUST STEPS TO 124 ST, BREWERY DISTRICT & FUTURE LRT! Welcome to High Street District Properties, perfectly situated just one block off all the action on 124 St! Walk less than 5 minutes to groceries, salons, cafes, gyms, farmer's markets, and some of Edmonton's best restaurants, breweries, and shops. This west-facing unit boasts huge windows, stunning sunset views, and a layout made for modern living " with bedrooms on opposite sides for privacy and an open kitchen/living area ideal for entertaining. Love to cook? You'll appreciate the oversized island and generous cabinet space. Central A/C keeps things cool in the summer, and the rooftop patio and underground parking complete the lifestyle package. Take a look today and get ready to move right in.

Built in 2013

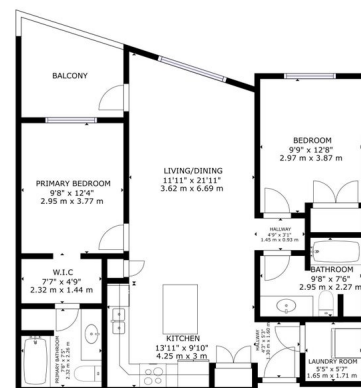
## Essential Information

MLS® # E4442376

Price	\$285,000
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Bedrooms 2

Bathrooms	2.00
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#314, 10523 123 ST NW  
HIGH STREET DISTRICT PROPERTIES  
WESTMOUNT. EDMONTON

GROSS INTERNAL AREA  
FLOOR: 1: 898 sq ft, 83.30 m<sup>2</sup>  
EXCLUDED AREAS: BALCONY: 77 sq ft, 7.16 m<sup>2</sup>  
TOTAL: 890 sq ft, 83.30 m<sup>2</sup>

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	314 10523 123 Street
Area	Edmonton
Subdivision	Westmount
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 1N9

### Amenities

Amenities	Air Conditioner, Intercom, Low Flw/Dual Flush Toilet, No Smoking Home, Parking-Visitor, Patio, Security Door, Sprinkler System-Fire, HRV System, Rooftop Deck/Patio
Parking Spaces	1
Parking	Heated, Parkade, Stall, Underground

### Interior

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

### Exterior

Exterior	Wood, Metal, Stucco
Exterior Features	Low Maintenance Landscape, Paved Lane, Schools, Shopping Nearby
Roof	Roll Roofing

Construction	Wood, Metal, Stucco
Foundation	Concrete Perimeter

**School Information**

Elementary	W&hkw&nt&win
Middle	Westminster
High	Victoria

**Additional Information**

Date Listed	June 13th, 2025
Days on Market	8
Zoning	Zone 07
Condo Fee	\$592

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Listing information last updated on June 21st, 2025 at 3:32pm MDT