

## \$279,900 - 107 10523 123 Street, Edmonton

MLS® #E4429536

**\$279,900**

2 Bedroom, 2.00 Bathroom, 1,119 sqft  
Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

ONE OF THE BIGGEST UNITS FOR SALE IN THE BUILDING! Instant Equity! Seller looking for quick sale. \$70,000 under assessment value. Beautifully renovated corner unit in a solid 2013 building, offering over 1,100 SqFt of designer-finished space. This 2-bed + den (easily a 3rd bedroom), 2-bath condo in sought-after Westmount is a rare opportunity. Completely updated with new engineered hardwood, carpet/premium underlay, paint, lighting, ceiling finish, and a fresh modern fireplace. Includes in-suite laundry, underground parking, private patio entrance, and a rooftop patio with downtown views. Quiet street, with easy access to U of A, Macewan, Rogers Place, 124 Street, and close to new LRT lines. This is the definition of turnkey "and it's" priced to go. Don't miss out!

Built in 2013

### Essential Information

MLS® #	E4429536
Price	\$279,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,119
Acres	0.00



### Features

- |  |   |
|--|---|
| 1 Fully Remodelled   | 4 FirstService Residential Condo Management |
| 2 Heat pump system with central A/C + Heat/Water included in Condo fee | 5 Private Entrance                          |
| 3 1,100 + SQFT<br>3 Full ROOMS (2 Bed + 1 Den)<br>2 Full Bathrooms     | 6 City Assesment at \$355,500.00            |



Year Built	2013
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	107 10523 123 Street
Area	Edmonton
Subdivision	Westmount
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 1N9

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Intercom, Patio, Secured Parking, Sprinkler System-Fire, HRV System, Natural Gas BBQ Hookup, Rooftop Deck/Patio
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Heat Pump, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### Exterior

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

Construction	Wood, Metal, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 6th, 2025
Days on Market	45
Zoning	Zone 07
Condo Fee	\$759

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Listing information last updated on May 21st, 2025 at 3:17am MDT