

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 | 39 |
| Zoning | Zone 07 |
| Condo Fee | \$582 |

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Listing information last updated on June 9th, 2025 at 3:32am MDT