

# \$94,900 - 11045 123 Street, Edmonton

MLS® #E4441908

**\$94,900**

1 Bedroom, 1.00 Bathroom, 583 sqft  
Condo / Townhouse on 0.00 Acres

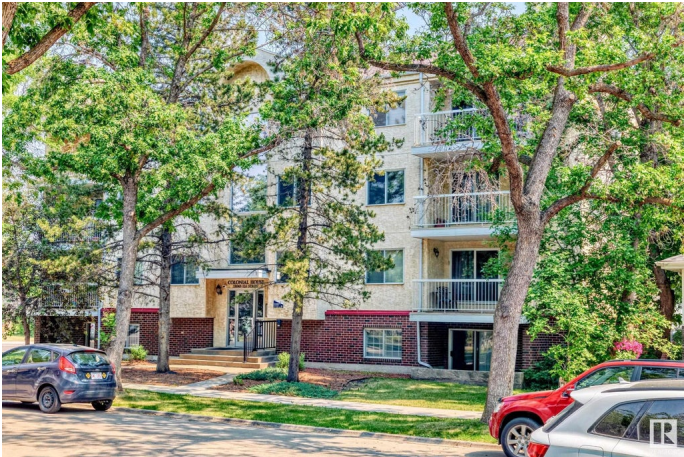
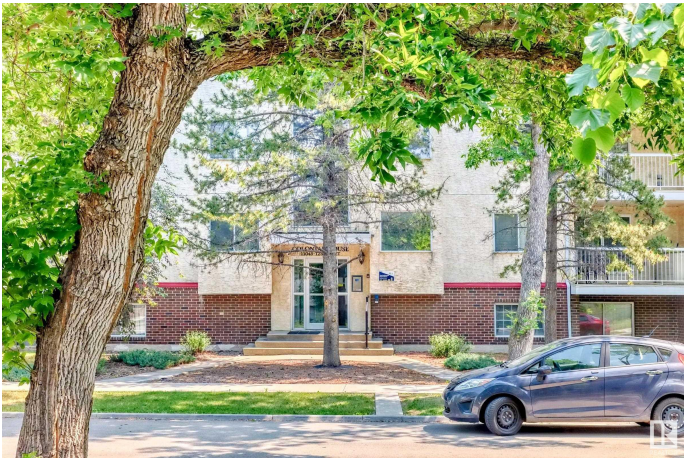
Westmount, Edmonton, AB

Welcome to Colonial House! This cozy 1-bedroom, 1-bathroom condo offers comfort, convenience, and unbeatable value. Perfect for first-time buyers or savvy investors, this well-designed floor plan features brand new flooring, a warm wood-burning fireplace, and an abundance of natural light streaming in through the patio doors. A standout feature is the rare in-suite laundry for added ease and privacy. Located steps from Westmount Shopping Centre, schools, and public transit, youâ€™ll enjoy quick access to Downtown, NAIT, and MacEwan University. Experience affordable living in a vibrant, connected communityâ€”this is one you donâ€™t want to miss!

Built in 1989

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4441908          |
| Price          | \$94,900          |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 583               |
| Acres          | 0.00              |
| Year Built     | 1989              |
| Type           | Condo / Townhouse |



|          |                        |
|----------|------------------------|
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11045 123 Street |
| Area        | Edmonton         |
| Subdivision | Westmount        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5M 0E4          |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | Stall                           |

### Interior

|              |                                                                                                     |
|--------------|-----------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating      | Baseboard, Water                                                                                    |
| Fireplace    | Yes                                                                                                 |
| Fireplaces   | Glass Door, Tile Surround                                                                           |
| # of Stories | 3                                                                                                   |
| Stories      | 3                                                                                                   |
| Has Basement | Yes                                                                                                 |
| Basement     | None, No Basement                                                                                   |

### Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                          |
| Exterior Features | Back Lane, Corner Lot, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                      |
| Construction      | Wood, Stucco                                                                                          |
| Foundation        | Concrete Perimeter                                                                                    |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 4               |

|           |         |
|-----------|---------|
| Zoning    | Zone 07 |
| Condo Fee | \$463   |

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Listing information last updated on June 16th, 2025 at 4:47am MDT