

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

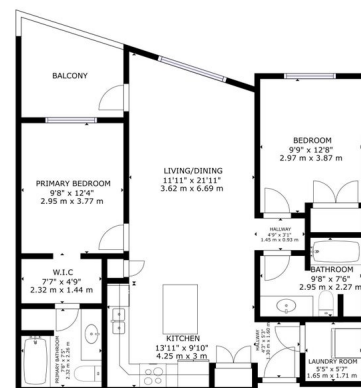
Essential Information

MLS® # E4442376

| | |
|-------|-----------|
| Price | \$285,000 |
|-------|-----------|

Bedrooms 2

| | |
|-----------|------|
| Bathrooms | 2.00 |
|-----------|------|



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

GROSS INTERNAL AREA
FLOOR: 1: 898 sq ft, 83.30 m²
EXCLUDED AREAS: BALCONY: 77 sq ft, 7.16 m²
TOTAL: 890 sq ft, 83.30 m²

| | |
|----------------|------------------------|
| 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 | 3 |
| Zoning | Zone 07 |
| Condo Fee | \$592 |

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Listing information last updated on June 16th, 2025 at 5:02pm MDT