

Courtesy Of Michael J Waddell Of Real Broker

## \$250,000 - 430 10407 122 Street, Edmonton

MLS® #E4452766

**\$250,000**

2 Bedroom, 1.00 Bathroom, 867 sqft

Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

Welcome to Glenora Gates in the vibrant community of Westmount! This top-floor 2-bedroom end unit offers a bright, open-concept layout with a stylish kitchen featuring rich cabinetry, stainless steel appliances, and ample counter space—perfect for cooking and entertaining. The dining and living areas are filled with natural light from large windows showcasing stunning downtown views. The primary bedroom provides a relaxing retreat, while the second bedroom works perfectly for guests, a home office, or creative space. A 4-piece bathroom, in-suite laundry, and elevator access add everyday convenience. Stay cool with central A/C and host friends on the spacious balcony with a gas BBQ hookup. This unit also includes a titled parking stall with a storage cage for your extra belongings. Ideally located just steps to shopping, dining, coffee shops, public transit, and all amenities—this home combines comfort, style, and the best of urban living.

Built in 2003

### Essential Information

MLS® # E4452766

Price \$250,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 867                    |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 430 10407 122 Street |
| Area        | Edmonton             |
| Subdivision | Westmount            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5N 4B8              |

### Amenities

|           |                                     |
|-----------|-------------------------------------|
| Amenities | Off Street Parking, Parking-Visitor |
| Parking   | Underground                         |

### Interior

|              |                                                                                                               |
|--------------|---------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                     |
| # of Stories | 4                                                                                                             |
| Stories      | 1                                                                                                             |
| Has Basement | Yes                                                                                                           |
| Basement     | None, No Basement                                                                                             |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                       |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                       |
| Construction      | Wood, Stucco                                                       |
| Foundation        | Concrete Perimeter                                                 |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 13                |
| Zoning         | Zone 07           |
| Condo Fee      | \$457             |

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Listing information last updated on August 26th, 2025 at 4:47am MDT