

# \$376,600 - 107 10523 123 Street, Edmonton

MLS® #E4421790

**\$376,600**

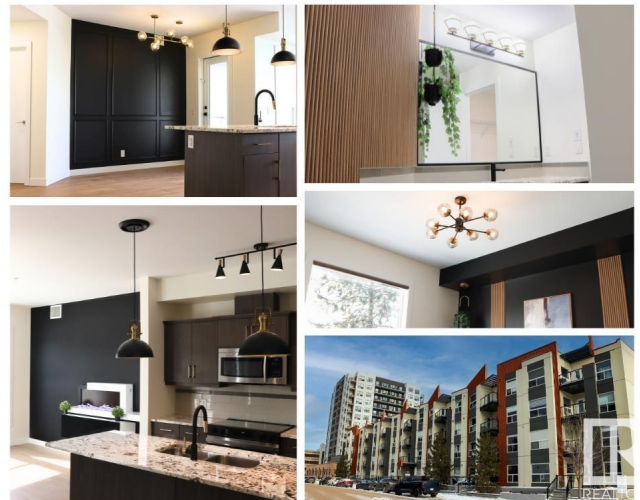
2 Bedroom, 2.00 Bathroom, 1,119 sqft  
Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

MODERN EXECUTIVE CORNER UNIT WITH A PRIVATE ENTRANCE IN ONE OF EDMONTON'S MOST SOUGHT-AFTER LOCATIONS. ALSO, POTENTIAL FOR A STOREFRONT BUSINESS. (1,100+ SQFT) This is one of the biggest unit in the building with a custom mudroom, 3 FULL ROOMS (2 Bedrooms+DEN) (can use den as bedroom) + 2 FULL BATHROOMS + UNDERGROUND PARKING. WALK to the finest restaurants, boutiques, and galleries! Easy access to gyms, grocery, and much more. Ceiling with HIGH-END FLAT FINISH, offering a modern aesthetic. LARGE windows, 9 FOOT ceilings, and OPEN CONCEPT give this unit a spacious feel. Also has a rooftop patio or enjoy your west-facing patio with gas line. Heat pump system with central A/C keeps your home comfortable year-round, with HEAT AND WATER INCLUDED IN THE CONDO FEES. BRAND NEW CARPET/UNDERLAY, ENG-HARDWOOD FLOORING, & DIMMABLE LIGHTS + GRANITE COUNTERTOPS & HUNTER DOUGLAS WINDOW COVERS. Rapidly appreciating neighbourhood - City value at \$355,000 before renos - Great opportunity

Built in 2013

## Essential Information



MLS® #	E4421790
Price	\$376,600
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,119
Acres	0.00
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	T6K 0E1

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Intercom, 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 February 15th, 2025

Days on Market 48

Zoning Zone 07

Condo Fee \$759

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Listing information last updated on April 4th, 2025 at 6:17pm MDT