

\$269,900 - 107 10523 123 Street, Edmonton

MLS® #E4429536

\$269,900

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

Westmount, Edmonton, AB

BIGGEST UNIT FOR SALE IN THE BUILDING! \$85,000 Under City Assessment! Instant Equity! SELLER WANTS A QUICK SALE MASSIVE PRICE REDUCTION.
Beautifully renovated corner unit in a solid 2013 building, offering over 1,100 SqFt of designer-finished space. This 2-bed + den (easily a 3rd bedroom), 2-bath condo in sought-after Westmount is a rare opportunity. Completely updated with new engineered hardwood, carpet/premium underlay, paint, lighting, ceiling finish, and a fresh modern fireplace. Includes in-suite laundry, underground parking, private patio entrance, and a rooftop patio with downtown views. Quiet street, with easy access to U of A, Macewan, Rogers Place, 124 Street, and close to new LRT lines. This is the definition of turnkey – and it's priced to go. Don't miss out!

Built in 2013

Essential Information

MLS® #	E4429536
Price	\$269,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,119



Features

- 1 Fully Remodelled
- 2 Heat pump system with central A/C + Heat/Water included in Condo fee
- 3 1,100 + SQFT
3 Full ROOMS (2 Bed + 1 Den)
2 Full Bathrooms
- 4 FirstService Residential Condo Management
- 5 Private Entrance
- 6 City Assesment at \$355,500.00



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	T5N 1N9

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Intercom, Patio, 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	April 6th, 2025
Days on Market	38
Zoning	Zone 07
Condo Fee	\$759

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