

## \$285,000 - 305 10523 123 Street, Edmonton

MLS® #E4442172

**\$285,000**

2 Bedroom, 2.00 Bathroom, 911 sqft

Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

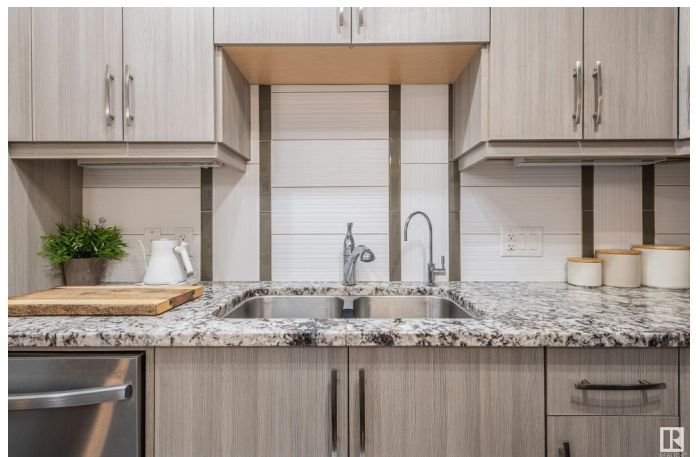
This stunning 2-bedroom condo perfectly blends luxury & comfort. Ideal for professionals or downsizers, this home is nestled in one of the city's most vibrant communities. Step into a space that exudes sophistication! The gourmet kitchen is a showstopper, featuring Valhalla granite countertops, an eat-up island, sleek custom backsplash, & premium stainless steel appliances—all designed to inspire culinary creativity. Rich hardwood floors flow through the main living area, complementing opulent finishes & the open-concept layout. Enjoy central AC in summer or unwind on the serene, glass-railed balcony. The huge primary suite offers luxury vinyl plank flooring, a massive walk-through closet & a 4pc ensuite w/ elegant fixtures & generous counter space. A spacious 2nd bedroom, in-suite laundry & underground parking add to the ease of condo living. Enjoy the building's rooftop patio—perfect for entertaining & taking in sunset views. Impeccable home in a prime location. This isn't just a condo—it's a lifestyle!

Built in 2013

### Essential Information

MLS® # E4442172

Price \$285,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 911                    |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 305 10523 123 Street |
| Area        | Edmonton             |
| Subdivision | Westmount            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5N 1N9              |

### Amenities

|           |                                                                                                                                                                                     |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Secured Parking, Sprinkler System-Fire, Vinyl Windows, Natural Gas BBQ Hookup, Rooftop Deck/Patio |
| Parking   | Heated, Parkade, Underground                                                                                                                                                        |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Heat Pump, Electric                                                                                                              |
| # of Stories      | 4                                                                                                                                |
| Stories           | 1                                                                                                                                |
| Has Basement      | Yes                                                                                                                              |
| Basement          | None, No Basement                                                                                                                |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior          | Wood, Metal, Stucco                                        |
| Exterior Features | Back Lane, Playground Nearby, Public Swimming Pool, Public |

Transportation, Schools, Shopping Nearby, View Downtown

|              |                     |
|--------------|---------------------|
| Roof         | Roll Roofing        |
| Construction | Wood, Metal, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 3               |
| Zoning         | Zone 07         |
| Condo Fee      | \$602           |

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Listing information last updated on June 16th, 2025 at 12:02pm MDT