

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

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|                |                        |
|----------------|------------------------|
| 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 12:02pm MDT