

## \$278,000 - 415 10523 123 Street, Edmonton

MLS® #E4460779

**\$278,000**

2 Bedroom, 2.00 Bathroom, 916 sqft

Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

Top floor executive condo that is nestled between the vibrant High Street & the trendy Brewery District! Two bedrooms with two full baths. A hop, skip and jump or bike to your favourite coffee shops, restaurants, groceries, gym etc. 1 block from new LRT. You'd feel right at home with the great layout & relaxing ambience. New renos including contemporary paint, elegant large dark vinyl plank flooring & new carpet in master bedroom. The chef's kitchen has all new appliances except the dishwasher, beautiful tile backsplash, ample cabinets & a huge working island. Spacious living room is next to the bright & cheery dining area which has door onto the private balcony. Cozy master retreat has Pax closet organizer & a nice 4 piece ensuite. Well positioned second bedroom/den with 2 wardrobes is next to the main bath & laundry/storage. There's a stunning roof terrace with a gorgeous city view for you & your guest to enjoy year round. HVAC & A/C & gas hookup for BBQ. Secured heat underground parking stall. A 10!

Built in 2013

### Essential Information

MLS® # E4460779

Price \$278,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 916                    |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 415 10523 123 Street |
| Area        | Edmonton             |
| Subdivision | Westmount            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5N 1N9              |

### Amenities

|           |                                                                                                                                                |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Closet Organizers, Intercom, No Animal Home, No Smoking Home, Sprinkler System-Fire, 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, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby |

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

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 14                |
| Zoning         | Zone 07           |
| Condo Fee      | \$602             |

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Listing information last updated on October 16th, 2025 at 11:02pm MDT