

# \$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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