

# \$94,900 - 102 11045 123 Street, Edmonton

MLS® #E4441908

## \$94,900

1 Bedroom, 1.00 Bathroom, 583 sqft  
Condo / Townhouse on 0.00 Acres

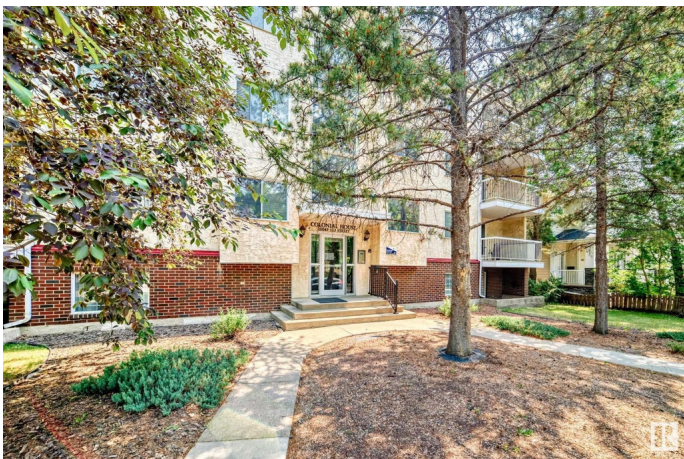
Westmount, Edmonton, AB

Welcome to Colonial House! This cozy 1-bedroom, 1-bathroom condo offers comfort, convenience, and unbeatable value. Perfect for first-time buyers or savvy investors, this well-designed floor plan features brand new flooring, a warm wood-burning fireplace, and an abundance of natural light streaming in through the patio doors. A standout feature is the rare in-suite laundry for added ease and privacy. Located steps from Westmount Shopping Centre, schools, and public transit, you’ll enjoy quick access to Downtown, NAIT, and MacEwan University. Experience affordable living in a vibrant, connected community—this is one you don’t want to miss!

Built in 1989

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4441908          |
| Price          | \$94,900          |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 583               |
| Acres          | 0.00              |
| Year Built     | 1989              |
| Type           | Condo / Townhouse |



|          |                        |
|----------|------------------------|
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 102 11045 123 Street |
| Area        | Edmonton             |
| Subdivision | Westmount            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5M 0E4              |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | Stall                           |

### Interior

|              |                                                                                                     |
|--------------|-----------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating      | Baseboard, Water                                                                                    |
| Fireplace    | Yes                                                                                                 |
| Fireplaces   | Glass Door, Tile Surround                                                                           |
| # of Stories | 3                                                                                                   |
| Stories      | 3                                                                                                   |
| Has Basement | Yes                                                                                                 |
| Basement     | None, No Basement                                                                                   |

### Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                          |
| Exterior Features | Back Lane, Corner Lot, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                      |
| Construction      | Wood, Stucco                                                                                          |
| Foundation        | Concrete Perimeter                                                                                    |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 64              |

|           |         |
|-----------|---------|
| Zoning    | Zone 07 |
| Condo Fee | \$463   |

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Listing information last updated on August 15th, 2025 at 12:17pm MDT