

Courtesy Of Bill Hatton Of Liv Real Estate

## \$296,800 - 312 10523 123 Street, Edmonton

MLS® #E4433600

**\$296,800**

2 Bedroom, 2.00 Bathroom, 880 sqft

Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

Beautiful WEST-FACING 2 bedroom 2 full bathroom condo is located downtown in Westmount, close to restaurants, shopping, the River valley, and parks. This wonderfully spacious condo features an Open Concept layout with well-maintained laminate hardwood throughout. The Living room is nice and bright, features electric blinds, and leads out to a completely private West-facing balcony. The kitchen is fully upgraded with stainless appliances, light-colored cabinetry, backsplash, an eat-in bar, and a pantry. Just past the dining area, you'll find a spacious master bedroom with a large Walk-in closet and a 4-piece ensuite. On the other side of the condo, you'll find the second bedroom and a second 4-piece bathroom. Top off this amazing suite with an in-suite laundry room and plenty of storage space! Also comes with Heated Underground Parking! This building is clean and well maintained, and features a Roof Top Deck, perfect to get out and enjoy the sun!

Built in 2013

### Essential Information

MLS® # E4433600

Price \$296,800

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	880
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	312 10523 123 Street
Area	Edmonton
Subdivision	Westmount
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 1N9

### **Amenities**

Amenities	Deck
Parking Spaces	1
Parking	Heated, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Heat Pump, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Public Transportation, Schools, Shopping Nearby

Roof	Tar & Gravel
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Oliver, St Vincent
Middle	Westminister, St Mark
High	Victoria, St Joseph

**Additional Information**

Date Listed	May 1st, 2025
Days on Market	29
Zoning	Zone 07
Condo Fee	\$582

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 30th, 2025 at 10:03am MDT