

Courtesy Of Alexis Rolfe Of Real Broker

## \$274,900 - 412 10523 123 Street, Edmonton

MLS® #E4461445

**\$274,900**

2 Bedroom, 2.00 Bathroom, 869 sqft

Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

TOP FLOOR, WEST FACING unit with UNOBSTRUCTED VIEWS over Westmount! This BEAUTIFULLY KEPT 869 SQ FT home features CENTRAL AIR CONDITIONING, HARDWOOD floors, 9' CEILINGS, and a bright OPEN LAYOUT with a thoughtful SPLIT-BEDROOM design for added privacy. The MODERN KITCHEN is equipped with GRANITE countertops, PRISTINE stainless steel appliances, SOFT-CLOSE cabinetry, and a CENTRAL ISLAND w/ an eating bar- perfect for entertaining! Enjoy TWO SPACIOUS bedrooms, TWO FULL bathrooms (w/ GRANITE), TITLED UNDERGROUND PARKING, and access to a ROOFTOP PATIO. Ideally located just off 124 ST youâ€™re only steps from the BREWERY DISTRICT, HIGH STREET, and all of Westmountâ€™s BEST amenities. Welcome home!

Built in 2013

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4461445  |
| Price          | \$274,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 869       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2013                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 412 10523 123 Street |
| Area        | Edmonton             |
| Subdivision | Westmount            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5N 1N9              |

### Amenities

|                |                                                                                         |
|----------------|-----------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, No Smoking Home, Secured Parking |
| Parking Spaces | 1                                                                                       |
| Parking        | Heated, 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 | Flat Site, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Roll Roofing                                                                     |
| Construction      | Wood, Metal, Stucco                                                              |
| Foundation        | Concrete Perimeter                                                               |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 25                |
| Zoning         | Zone 07           |
| Condo Fee      | \$582             |

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Listing information last updated on November 3rd, 2025 at 7:17am MST