

# \$250,000 - 115 10523 123 Street, Edmonton

MLS® #E4447006

## \$250,000

2 Bedroom, 2.00 Bathroom, 898 sqft  
Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

Welcome to this spacious and well-designed 2 Bed, 2 Bath condo in Edmonton’s VIBRANT Brewery District! Enjoy the convenience of in-suite laundry, A/C, and a gas BBQ hookup on your private patio overlooking the courtyard. Heated underground parking keeps your vehicle warm in winter, while rooftop access offers city skyline views and sunset evenings with friends. Condo fees include heat, water, A/C, and parking. Steps away are bike lanes, grocery stores, shops, and a variety of cafés, bistros, and bakeries—perfect for embracing the downtown lifestyle. Quiet, well-trained pets are often approved by the condo board, and ground-level courtyard access makes dog walks easy. A perfect fit for anyone seeking comfort, convenience, and urban living. \*\* Some photos have been virtually staged.

Built in 2013

### Essential Information

MLS® #	E4447006
Price	\$250,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	898
Acres	0.00



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

### **Community Information**

Address	115 10523 123 Street
Area	Edmonton
Subdivision	Westmount
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 1N9

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., No Smoking Home, Sprinkler System-Fire, Storage-In-Suite, HRV System, Rooftop Deck/Patio
Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Heat Pump, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Metal, Stucco
Exterior Features	Back Lane, Backs Onto Park/Trees, Flat Site, Golf Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby
Roof	Concrete Tiles, See Remarks, Roll Roofing
Construction	Wood, Metal, Stucco
Foundation	Concrete Perimeter

**School Information**

Elementary	Westglen School
Middle	Westminster School
High	Victoria School

**Additional Information**

Date Listed	July 10th, 2025
Days on Market	19
Zoning	Zone 07
Condo Fee	\$602

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