

## \$240,000 - 115 10523 123 Street, Edmonton

MLS® #E4447006

**\$240,000**

2 Bedroom, 2.00 Bathroom, 898 sqft

Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

### PRIME BREWERY DISTRICT LOCATION!

This beautifully appointed 2 bed, 2 bath condo features in-suite laundry, private patio with gas BBQ hookup overlooking a peaceful courtyard, and rooftop access with breathtaking city skyline views. Heated underground parking included. Condo fees cover heat, water, A/C, and parking—exceptional value! Walk to trendy caf  s, bistros, bakeries, and shopping. Bike lanes at your doorstep make commuting effortless. Pet-friendly building with ground-level courtyard access perfect for dog owners. This is urban living at its finest—comfort, convenience, and lifestyle all in one package. Don't miss this opportunity in Edmonton's MOST SOUGHT AFTER urban-professional neighbourhood! (Some photos virtually staged).

Built in 2013

### Essential Information

MLS® #	E4447006
Price	\$240,000
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	69
Zoning	Zone 07
Condo Fee	\$602

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Listing information last updated on September 17th, 2025 at 12:33pm MDT