

## \$285,000 - 305 10523 123 Street, Edmonton

MLS® #E4442172

**\$285,000**

2 Bedroom, 2.00 Bathroom, 911 sqft

Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

This stunning 2-bedroom condo perfectly blends luxury & comfort. Ideal for professionals or downsizers, this home is nestled in one of the city's most vibrant communities. Step into a space that exudes sophistication! The gourmet kitchen is a showstopper, featuring Valhalla granite countertops, an eat-up island, sleek custom backsplash, & premium stainless steel appliances—all designed to inspire culinary creativity. Rich hardwood floors flow through the main living area, complementing opulent finishes & the open-concept layout. Enjoy central AC in summer or unwind on the serene, glass-railed balcony. The huge primary suite offers luxury vinyl plank flooring, a massive walk-through closet & a 4pc ensuite w/ elegant fixtures & generous counter space. A spacious 2nd bedroom, in-suite laundry & underground parking add to the ease of condo living. Enjoy the building's rooftop patio—perfect for entertaining & taking in sunset views. Impeccable home in a prime location. This isn't just a condo—it's a lifestyle!

Built in 2013

### Essential Information

MLS® # E4442172

Price \$285,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	911
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	305 10523 123 Street
Area	Edmonton
Subdivision	Westmount
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 1N9

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Secured Parking, Sprinkler System-Fire, Vinyl Windows, Natural Gas BBQ Hookup, Rooftop Deck/Patio
Parking	Heated, Parkade, 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	Back Lane, Playground Nearby, Public Swimming Pool, Public

	Transportation, Schools, Shopping Nearby, View Downtown
Roof	Roll Roofing
Construction	Wood, Metal, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 13th, 2025
Days on Market	4
Zoning	Zone 07
Condo Fee	\$602

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