

# \$295,000 - 415 10523 123 Street, Edmonton

MLS® #E4439714

**\$295,000**

2 Bedroom, 2.00 Bathroom, 926 sqft  
Condo / Townhouse on 0.00 Acres

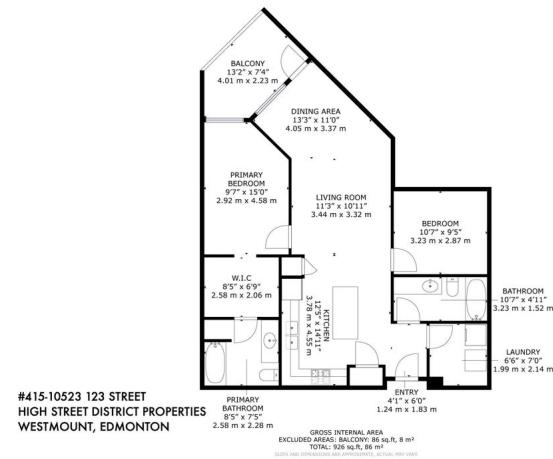
Westmount, Edmonton, AB

EXCEPTIONAL VALUE FOR THIS TOP FLOOR 2 BED 2 BATH MODERN CONDO WITH CENTRAL AIR CONDITIONING, UNDERGROUND PARKING, AND IN-SUITE LAUNDRY IN WESTMOUNT—JUST STEPS FROM 124 ST, THE BREWERY DISTRICT, AND 2 FUTURE LRT STATIONS! High Street District Properties is located just one block from all the hot spots on 124 St—less than a 5-minute walk to groceries, salons, shops, top restaurants, breweries, cafes, gyms, and the farmers’ market. Best features include the top floor (no one above), an open layout from kitchen to living area with a massive island—perfect for entertaining—plus HVAC with A/C, and large windows showcasing open skies and an urban view. Upgrades include spacious bedrooms, walk-in closet, window coverings, new lighting, and full-height tile backsplash in the bathroom. Amenities include a rooftop patio and secure underground parking. Don’t miss out—take a look today and get ready to move right in!

Built in 2013

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4439714  |
| Price    | \$295,000 |
| Bedrooms | 2         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 926                    |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 415 10523 123 Street |
| Area        | Edmonton             |
| Subdivision | Westmount            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5N 1N9              |

### Amenities

|                |                                                                                                                                                                          |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Closet Organizers, No Smoking Home, Parking-Visitor, Security Door, Sprinkler System-Fire, Storage-In-Suite, Natural Gas BBQ Hookup, Rooftop Deck/Patio |
| Parking Spaces | 1                                                                                                                                                                        |
| Parking        | Heated, Parkade, Underground                                                                                                                                             |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| 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, Low Maintenance Landscape, Public Transportation, |

|              |                          |
|--------------|--------------------------|
|              | Schools, Shopping Nearby |
| Roof         | Roll Roofing             |
| Construction | Wood, Metal, Stucco      |
| Foundation   | Concrete Perimeter       |

### School Information

|            |               |
|------------|---------------|
| Elementary | W&hkw&ant&win |
| Middle     | Westminster   |
| High       | Victoria      |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 31st, 2025 |
| Days on Market | 16             |
| Zoning         | Zone 07        |
| Condo Fee      | \$602          |

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Listing information last updated on June 16th, 2025 at 3:32pm MDT