

## \$284,900 - 321 10523 123 Street, Edmonton

MLS® #E4449384

**\$284,900**

2 Bedroom, 2.00 Bathroom, 934 sqft

Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

BRIGHT CORNER Two bedroom two bathroom condo in High Street District Properties. This condo is in great condition and has just been updated with new flooring throughout and is move in ready! An open concept main living area with large windows featuring south and east exposures. The kitchen has light cabinets, stainless steel appliances, tile backsplash, pantry, and breakfast bar island. Bedrooms on either side of the living room. The primary bedroom has two massive windows, large walk through closet, and a 4 piece ensuite. Second bedroom next to the second full bathroom. In suite laundry with room for storage. There is a SE balcony with natural gas hookup overlooking the courtyard. One titled underground parking stall is included. Condo fee includes heat/water/reserve contribution/building insurance/professional management. The building has a rooftop patio. Excellent location next to Brewery District and 124 Street with tons of shops, cafes, galleries, and restaurants. Shows 10/10!

Built in 2013

### Essential Information

MLS® # E4449384

Price \$284,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 934                    |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 321 10523 123 Street |
| Area        | Edmonton             |
| Subdivision | Westmount            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5N 1N9              |

### Amenities

|                |                                                                             |
|----------------|-----------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Intercom, Natural Gas BBQ Hookup, Rooftop Deck/Patio |
| Parking Spaces | 1                                                                           |
| Parking        | Single Indoor                                                               |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Heat Pump, Natural Gas                                                               |
| # of Stories      | 5                                                                                    |
| Stories           | 1                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | None, No Basement                                                                    |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior          | Wood, Stucco                           |
| Exterior Features | Public Transportation, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Tar & Gravel       |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 28              |
| Zoning         | Zone 07         |
| Condo Fee      | \$628           |

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Listing information last updated on August 19th, 2025 at 3:02pm MDT