

## \$259,000 - 202 10523 123 Street, Edmonton

MLS® #E4445331

**\$259,000**

2 Bedroom, 2.00 Bathroom, 906 sqft

Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

Best value in Westmount—this modern 2 bed, 2 bath corner-unit condo at High Street District offers unmatched market value compared to any similar property. Massive windows fill the open-concept space with natural light, highlighting hardwood floors & a sleek kitchen with stainless steel appliances, oversized island, & abundant storage. The split-bedroom layout ensures privacy, with a spacious primary suite featuring a walk-in closet and full ensuite. Built in 2013, this pet-friendly building includes secure access, contemporary finishes, heat pump system, HRV, central A/C, & titled heated underground parking. Located just one block from the Brewery District & 124 Street; you're steps from shops, dining, markets, & the future Valley Line LRT. Don't miss the rooftop patio—ideal for sunsets & summer entertaining. If you're seeking the best downtown lifestyle without the chaos & at the best price point available, this is the one; 202 10523 123 Street NW.

Built in 2013

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4445331  |
| Price     | \$259,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 906                    |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 202 10523 123 Street |
| Area        | Edmonton             |
| Subdivision | Westmount            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5N 1N9              |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Detectors Smoke, No Smoking Home, Secured Parking, Security Door, Sprinkler System-Fire, HRV System, Rooftop Deck/Patio |
| Parking   | Heated, Underground  |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Metal, Stucco   |
| Exterior Features | Flat Site, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby, View City, View Downtown |
| Roof              | Roll Roofing  |
| Construction      | Wood, Metal, Stucco   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 2nd, 2025  
Days on Market                8  
Zoning                              Zone 07  
Condo Fee                        \$612

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