

## \$188,800 - 219 10523 123 Street, Edmonton

MLS® #E4455247

**\$188,800**

1 Bedroom, 1.00 Bathroom, 623 sqft

Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

This Westmount condo is the perfect blend of professional living and downtown fun! At 623 sq ft, this one bedroom, one bathroom condo comes with all the must-haves: IN-SUITE LAUNDRY and HEATED UNDERGROUND PARKING! The living room features HUGE bright windows, a modern kitchen with STAINLESS STEEL appliances and ample cabinet space, plus a balcony with a gas BBQ hookup. There's a ROOFTOP PATIO—ideal for morning yoga, after-work wine nights, or just unwinding with city views. Condo fees include heat + gas, and yes—it's PET FRIENDLY (with board approval). Guests? No problem—there's underground visitor parking too. And the location is unbeatable: right in the Brewery District with coffee shops, restaurants, pubs, markets, and the future LRT just steps away. MacEwan, NAIT, U of A, Rogers Place & the River Valley—all just 10 minutes from your door. Whether you're a busy professional or someone who loves the downtown lifestyle—this is where work meets play!

Built in 2013

### Essential Information

MLS® # E4455247

Price \$188,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 623                    |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 219 10523 123 Street |
| Area        | Edmonton             |
| Subdivision | Westmount            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5N 1W9              |

### Amenities

|                |                                                                                 |
|----------------|---------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, Parking-Visitor, Sprinkler System-Fire, Rooftop Deck/Patio |
| Parking Spaces | 1                                                                               |
| Parking        | Underground                                                                     |

### Interior

|              |                                                                                                               |
|--------------|---------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, 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 | Golf Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby |

|              |                              |
|--------------|------------------------------|
| Roof         | Concrete Tiles, Roll Roofing |
| Construction | Wood, Metal, Stucco          |
| Foundation   | Concrete Perimeter           |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 6                 |
| Zoning         | Zone 07           |
| Condo Fee      | \$410             |

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Listing information last updated on September 4th, 2025 at 4:33pm MDT