

Courtesy Of Sam Killick Of ARIVL

# \$285,000 - 314 10523 123 Street, Edmonton

MLS® #E4442376

**\$285,000**

2 Bedroom, 2.00 Bathroom, 898 sqft  
Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

MOVE-IN READY 3RD FLOOR, 2 BED 2 BATH WEST-FACING CONDO WITH CENTRAL AIR, UNDERGROUND PARKING & IN-SUITE LAUNDRY IN WESTMOUNT “ JUST STEPS TO 124 ST, BREWERY DISTRICT & FUTURE LRT! Welcome to High Street District Properties, perfectly situated just one block off all the action on 124 St! Walk less than 5 minutes to groceries, salons, cafes, gyms, farmer’s markets, and some of Edmonton’s best restaurants, breweries, and shops. This west-facing unit boasts huge windows, stunning sunset views, and a layout made for modern living “ with bedrooms on opposite sides for privacy and an open kitchen/living area ideal for entertaining. Love to cook? You’ll appreciate the oversized island and generous cabinet space. Central A/C keeps things cool in the summer, and the rooftop patio and underground parking complete the lifestyle package. Take a look today and get ready to move right in.

Built in 2013

## Essential Information

MLS® #	E4442376
Price	\$285,000
Bedrooms	2
Bathrooms	2.00



#314, 10523 123 ST NW  
HIGH STREET DISTRICT PROPERTIES  
WESTMOUNT, EDMONTON

©2020 DISTRICT, ALL RIGHTS RESERVED. THIS FLOOR PLAN IS A REPRESENTATION OF THE PROPOSED UNIT. THE ACTUAL UNIT MAY VARY FROM THIS REPRESENTATION. THE ACTUAL UNIT MAY VARY FROM THIS REPRESENTATION. THE ACTUAL UNIT MAY VARY FROM THIS REPRESENTATION.

Full Baths	2
Square Footage	898
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	314 10523 123 Street
Area	Edmonton
Subdivision	Westmount
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 1N9

### Amenities

Amenities	Air Conditioner, Intercom, Low Flw/Dual Flush Toilet, No Smoking Home, Parking-Visitor, Patio, Security Door, Sprinkler System-Fire, HRV System, Rooftop Deck/Patio
Parking Spaces	1
Parking	Heated, Parkade, Stall, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, 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	Low Maintenance Landscape, Paved Lane, Schools, Shopping Nearby
Roof	Roll Roofing

Construction	Wood, Metal, Stucco
Foundation	Concrete Perimeter

**School Information**

Elementary	W&hkw&nt&win
Middle	Westminster
High	Victoria

**Additional Information**

Date Listed	June 13th, 2025
Days on Market	19
Zoning	Zone 07
Condo Fee	\$592

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 2nd, 2025 at 1:32am MDT