

## \$193,800 - 219 10523 123 Street, Edmonton

MLS® #E4443024

**\$193,800**

1 Bedroom, 1.00 Bathroom, 623 sqft  
Condo / Townhouse on 0.00 Acres

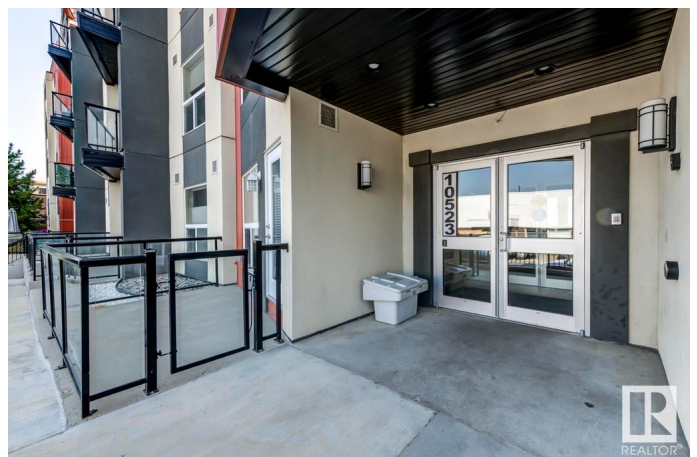
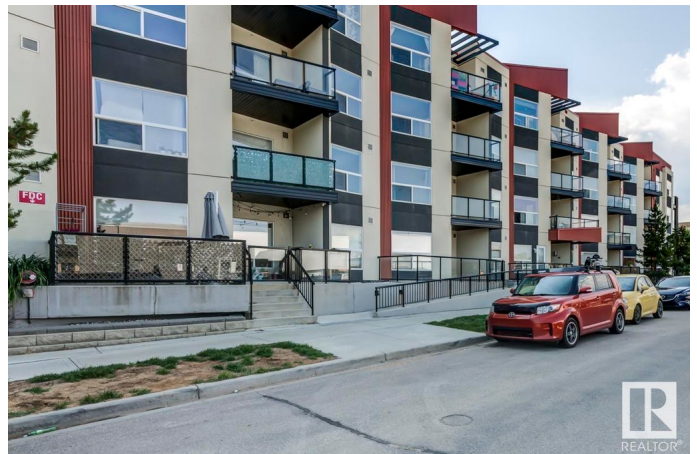
Westmount, Edmonton, AB

Okay! this downtown condo in Westmount is SO DARN CUTE, you're going to want to move in! 623 sq ft, One bedroom, one bathroom, IN-SUITE LAUNDRY (no more quarters!) HEATED UNDERGROUND PARKING (no more scraping snow off your windshield) The living room has HUGE bright windows, beautiful kitchen with STAINLESS STEEL appliances + plenty of cabinet space and a balcony with a gas BBQ hookup! Annnd YES there's a ROOFTOP PATIO! You can host wine nights under the stars, do yoga in the morning, or just chill with a book and a view. Condo fees include heat + gas! It's PET FRIENDLY too! (with board approval). Plus, there's even guest underground parking! bring your friends! Located right in the Brewery District! yes, walking distance to coffee shops, restaurants, pubs, markets, and even the future LRT! You're minutes to MacEwan, NAIT, Rogers Place, the River Valley! it's all right here! Downtown living never looked so good! Even your friends will want to be neighbours!!!

Built in 2013

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4443024  |
| Price  | \$193,800 |



|                |                        |
|----------------|------------------------|
| 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    | June 18th, 2025 |
| Days on Market | 50              |
| Zoning         | Zone 07         |
| Condo Fee      | \$410           |

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Listing information last updated on August 7th, 2025 at 2:17pm MDT