

## \$274,500 - 305 10523 123 Street, Edmonton

MLS® #E4457765

**\$274,500**

1 Bedroom, 2.00 Bathroom, 911 sqft  
Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

This stunning 1 bedroom +DEN condo perfectly blends luxury & comfort. Ideal for professionals or downsizers, this home is nestled in one of the city's most vibrant communities. Step into a space that exudes sophistication! The gourmet kitchen is a showstopper, featuring Valhalla granite countertops, an eat-up island, sleek custom backsplash, & premium stainless steel appliances—all designed to inspire culinary creativity. Rich hardwood floors flow through the main living area, complementing opulent finishes & the open-concept layout. Enjoy central AC in summer or unwind on the serene, glass-railed balcony. The huge primary suite offers luxury vinyl plank flooring, a massive walk-through closet & a 4pc ensuite w/ elegant fixtures & generous counter space. A spacious den, in-suite laundry & underground parking add to the ease of condo living. Enjoy the building's rooftop patio—perfect for entertaining & taking in sunset views. Impeccable home in a prime location. This isn't just a condo—it's a lifestyle!

Built in 2013

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4457765  |
| Price  | \$274,500 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 911                    |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 305 10523 123 Street |
| Area        | Edmonton             |
| Subdivision | Westmount            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5N 1N9              |

### Amenities

|           |                                                                                                                                                                                     |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Secured Parking, Sprinkler System-Fire, Vinyl Windows, Natural Gas BBQ Hookup, Rooftop Deck/Patio |
| Parking   | Heated, Parkade, Underground                                                                                                                                                        |

### Interior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Heat Pump, Electric                                                                                                                             |
| # of Stories      | 4                                                                                                                                               |
| Stories           | 1                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                             |
| Basement          | None, No Basement                                                                                                                               |

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Stucco, Metal |
|----------|---------------------|

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View Downtown |
| Roof              | Roll Roofing                                                                                                       |
| Construction      | Wood, Stucco, Metal                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                 |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 14th, 2025 |
| Days on Market | 1                    |
| Zoning         | Zone 07              |
| Condo Fee      | \$602                |

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Listing information last updated on September 15th, 2025 at 6:32am MDT