

# \$274,900 - 115, 10523 123 Street Nw, Edmonton

MLS® #A2217493

**\$274,900**

2 Bedroom, 2.00 Bathroom, 898 sqft

Residential on 0.00 Acres

Westmount, Edmonton, Alberta

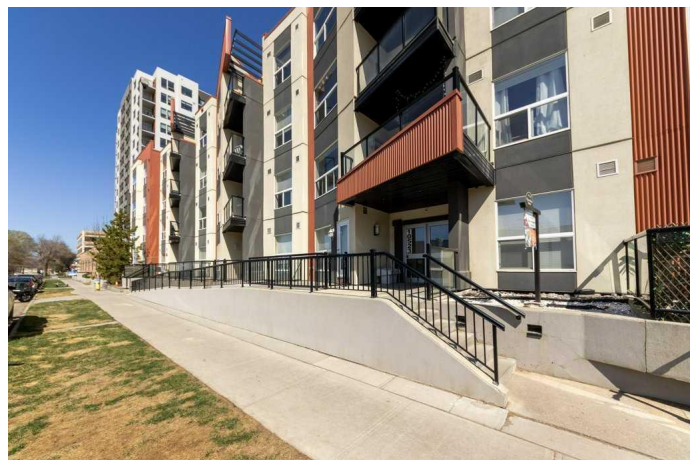
Welcome home to this spacious, thoughtfully designed 2-Bed 2-Bath condo in walking distance to the trendy Brewery District of downtown Edmonton. Transit (Bus / LRT) access to downtown, UofA, MacEwan University, NAIT and the west end is easy with bus stops within a short walk away. Bike lanes, grocery stores and shopping centers with everything you need are just down the street - and not to mention the cafes, bistros and bake shops to explore and integrate into your downtown lifestyle.

Heat, water, A/C, and heated underground parking all included in the condo fees. In suite laundry and a gas barbecue hookup are additional features to enjoy at your new home. Keep your car cozy in the winter and your BBQ busy in the summer.

Residents have access to the rooftop - imagine patio nights with your friends or family, a stunning view of the city skyline and romantic sunsets, all making this condo more worth it. The impressive upgrades in this 2 bedroom suite are picturesque - perfect for your social media uploads (Facebook, Instagram, TikTok, Youtube etc).

Well trained, quiet pets are often approved by the condo board, and ground access to the courtyard makes it ideal for dog walks.

Perfect for anyone excited for the change of



pace that downtown living accommodates.

Built in 2013

### Essential Information

MLS® #	A2217493
Price	\$274,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	898
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	115, 10523 123 Street Nw
Subdivision	Westmount
City	Edmonton
County	Edmonton
Province	Alberta
Postal Code	T5N1N9

### Amenities

Amenities	Elevator(s), Visitor Parking, Bicycle Storage, Roof Deck
Parking Spaces	1
Parking	Garage Door Opener, Heated Garage, Alley Access, Garage Faces Rear, Guest, On Street, Titled, Underground
# of Garages	1

### Interior

Interior Features	Granite Counters, Kitchen Island, Pantry, Separate Entrance, Tray Ceiling(s), Walk-In Closet(s), Ceiling Fan(s), Storage
Appliances	Dishwasher, Dryer, Electric Oven, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	Central Air, Rooftop
# of Stories	4

## Exterior

Exterior Features	Balcony, BBQ gas line, Other, Courtyard
Roof	Rolled/Hot Mop
Construction	Stucco, Metal Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 3rd, 2025
Days on Market	15
Zoning	DC2 776

## Listing Details

Listing Office	The Loomis Real Estate Group
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