

# \$209,000 - 319 10523 123 Street, Edmonton

MLS® #E4454888

**\$209,000**

1 Bedroom, 1.00 Bathroom, 646 sqft  
Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

SUN-SOAKED 1 BED, 3RD-FLOOR CONDO W/ UNDERGROUND PARKING, FRESH UPDATES & AN UNBEATABLE WESTMOUNT LOCATION! Welcome to High Street District Properties—steps from 124 Street—™s cafes, galleries, breweries & restaurants. This south-facing unit beams with natural light and boasts fresh paint, granite countertops, LED lighting, refinished engineered hardwood floors & updated appliances including a Café® refrigerator & Bosch dishwasher. The open layout, in-suite laundry & secure underground parking add everyday comfort, while the pet-friendly building features a rooftop patio for city views & sunsets. Investors—this is a turn-key opportunity! Currently rented for \$1700/month with a solid tenant leased until June 30, 2026, buyer to accept tenancy. Quick access to the river valley, bike paths, public transit & 2 future LRT stops makes this a prime urban investment. Take a look today & get ready to move right in!

Built in 2013

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4454888  |
| Price    | \$209,000 |
| Bedrooms | 1         |



#319-10523 123 STREET  
HIGH STREET DISTRICT PROPERTIES  
WESTMOUNT, EDMONTON

GROUND INTERNAL AREA  
FLOOR PLAN: 631 sq. ft. 60 sq. ft.  
EXCLUDED AREA: BALCONY: 66 sq. ft. 8 sq. ft.  
FIGURES ARE APPROXIMATE AND NOT TO SCALE. SEE REALTOR.

|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 646                    |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 319 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, Intercom, Parking-Visitor, Security Door, Sprinkler System-Fire, Vinyl Windows, HRV System, Natural Gas BBQ Hookup, Rooftop Deck/Patio |
| Parking Spaces | 1                                                                                                                                                                                       |
| Parking        | Heated, Underground                                                                                                                                                                     |

### Interior

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

### Exterior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Metal, Stucco                                                                                                             |
| Exterior Features | Golf Nearby, Low Maintenance Landscape, Paved Lane, Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping |

|              |                     |
|--------------|---------------------|
|              | Nearby, View City   |
| Roof         | Roll Roofing        |
| Construction | Wood, Metal, Stucco |
| Foundation   | Concrete Perimeter  |

**School Information**

|            |              |
|------------|--------------|
| Elementary | W&hkw&antwin |
| Middle     | Westminster  |
| High       | Victoria     |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 21                |
| Zoning         | Zone 07           |
| Condo Fee      | \$420             |

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Listing information last updated on September 17th, 2025 at 1:02am MDT