

## \$105,000 - 404 10624 123 Street, Edmonton

MLS® #E4432411

**\$105,000**

1 Bedroom, 1.00 Bathroom, 728 sqft

Condo / Townhouse on 0.00 Acres

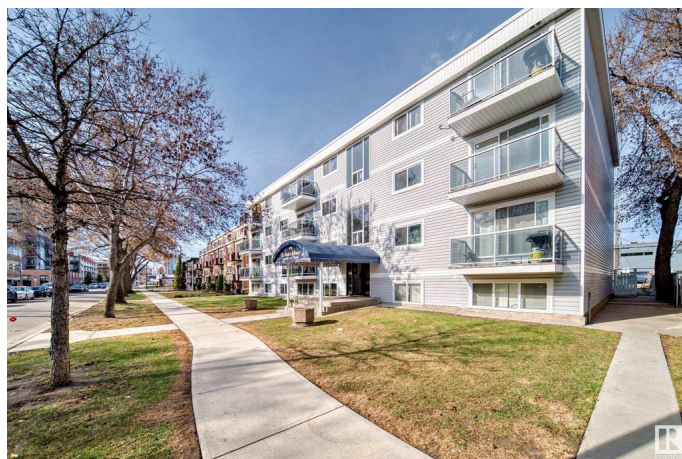
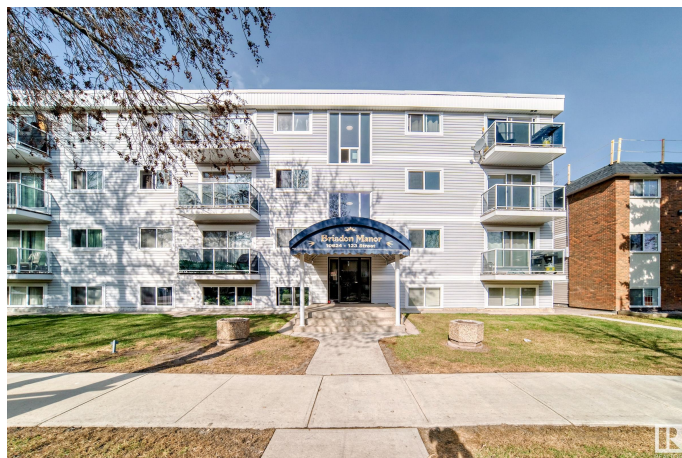
Westmount, Edmonton, AB

Welcome to a perfect starter kit for rental investing. Located in the very desirable Westmount, it's a short walk to the Arts District on 124st and nearby Brewery District filled with great restaurants, culture, and shopping. Only blocks from MacEwan University makes this one bedroom condo a desirable rental location. The Condo is freshly renovated with updated windows, flooring and kitchen appliances. This cared for, non smoking, no pets condo, with assigned parking spot, located on the top floor allows for comfortable quiet living.

Built in 1978

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4432411               |
| Price          | \$105,000              |
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 728                    |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |



## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 404 10624 123 Street |
| Area        | Edmonton             |
| Subdivision | Westmount            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5N 1P2              |

## Amenities

|                |                                                                                    |
|----------------|------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking Spaces | 1                                                                                  |
| Parking        | See Remarks                                                                        |

## Interior

|              |                                                             |
|--------------|-------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Baseboard, Hot Water, Natural Gas                           |
| # of Stories | 4                                                           |
| Stories      | 1                                                           |
| Has Basement | Yes                                                         |
| Basement     | None, No Basement                                           |

## Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                |
| Exterior Features | Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Tar & Gravel                                                                               |
| Construction      | Wood, Vinyl                                                                                |
| Foundation        | Concrete Perimeter                                                                         |

## School Information

|            |                       |
|------------|-----------------------|
| Elementary | Westglen School       |
| Middle     | Westmount Junior High |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 135              |
| Zoning         | Zone 07          |
| Condo Fee      | \$472            |

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Listing information last updated on September 6th, 2025 at 5:32am MDT