

## **\$179,900 - 307 10535 122 Street, Edmonton**

---

MLS® #E4425955

**\$179,900**

2 Bedroom, 2.00 Bathroom, 850 sqft

Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

Beautiful and bright CORNER 2 Bed 2 Bath Condo located in desirable community of WESTMOUNT , right behind the OLIVER SQUARE COMPLEX that has a 24 hour gym, restaurants, London Drug store, grocery store, shops and so much more! This location is an easy access to DOWNTOWN EDMONTON, ETS and a FUTURE LRT will only be located a block away! This unit is a spacious 850 Sq. ft., comes with Stainless-steel appliances, In-suite Laundry, big windows flooding the unit with tonnes of natural light & a very spacious CORNER balcony to enjoy your morning coffee or a yummy bbq on those summer evenings.. This unit also comes with a STALL Parking located as soon as you exit the building from the side. Master bedroom offers great space,WALK-THRU CLOSET w/3pc Ensuite Bath. Second Bedroom is also a good size and another 3pc bath. The building has elevators and is secured with locked front door entrance with intercom service set up. Very well kept building with excellent management in place.

Built in 2002

### **Essential Information**

MLS® #                      E4425955

Price                         \$179,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	850
Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	307 10535 122 Street
Area	Edmonton
Subdivision	Westmount
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 4B7

### Amenities

Amenities	On Street Parking, Carbon Monoxide Detectors, Detectors Smoke, Intercom, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Patio, Security Door, Storage-In-Suite, See Remarks
Parking	Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Flat Site, Golf Nearby, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 15th, 2025
Days on Market	47
Zoning	Zone 07
Condo Fee	\$543

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 6:47pm MDT