

# \$94,900 - 11045 123 Street, Edmonton

MLS® #E4441908

**\$94,900**

1 Bedroom, 1.00 Bathroom, 583 sqft  
Condo / Townhouse on 0.00 Acres

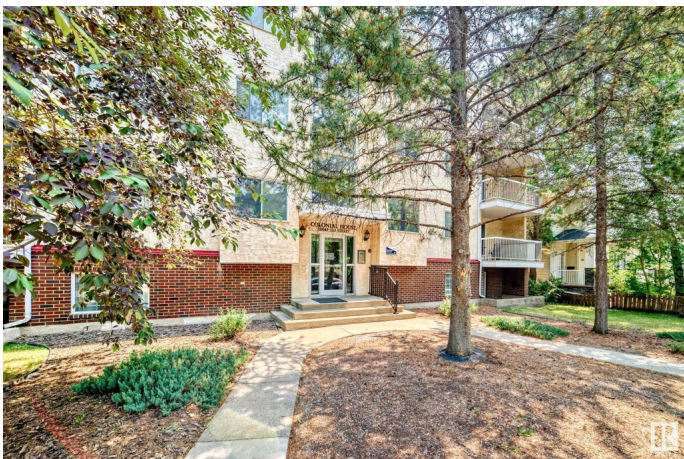
Westmount, Edmonton, AB

Welcome to Colonial House! This cozy 1-bedroom, 1-bathroom condo offers comfort, convenience, and unbeatable value. Perfect for first-time buyers or savvy investors, this well-designed floor plan features brand new flooring, a warm wood-burning fireplace, and an abundance of natural light streaming in through the patio doors. A standout feature is the rare in-suite laundry for added ease and privacy. Located steps from Westmount Shopping Centre, schools, and public transit, youâ€™ll enjoy quick access to Downtown, NAIT, and MacEwan University. Experience affordable living in a vibrant, connected communityâ€”this is one you donâ€™t want to miss!

Built in 1989

## Essential Information

MLS® #	E4441908
Price	\$94,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	583
Acres	0.00
Year Built	1989
Type	Condo / Townhouse



Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	11045 123 Street
Area	Edmonton
Subdivision	Westmount
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 0E4

### Amenities

Amenities	No Animal Home, No Smoking Home
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Baseboard, Water
Fireplace	Yes
Fireplaces	Glass Door, Tile Surround
# of Stories	3
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Corner Lot, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 12th, 2025
Days on Market	3

Zoning	Zone 07
Condo Fee	\$463

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 June 15th, 2025 at 9:17am MDT