

## \$184,900 - 101 10535 122 Street, Edmonton

MLS® #E4421418

**\$184,900**

2 Bedroom, 2.00 Bathroom, 708 sqft

Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

Live in the heart of the city Edmonton -- beautiful condo over 700SF located close to Universities and Institutions. Features includes open concept, kitchen includes plenty of counter & cabinet space with island and breakfast nook and three appliances. Laminate & Linoleum flooring throughout with the Living area and the Bedrooms. Enjoy the patio leading out to a south facing exposure, perfect for outdoor lifestyle. This two bedroom unit is spacious and features the master bedroom with its own 4-piece ensuite bath and large closet. Good sized second bedroom with the second 4-piece bathroom right next door. In-suite laundry with storage area. walk to restaurants, shopping major centers, easy access to public transportation, & close to the City Centre LRT. Pet Friendly, and close to Grant MacEwan and North Quest College! One surface energized assigned parking stall # 42. Great opportunity for first time buyer or Investment property.

Built in 2002

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4421418  |
| Price     | \$184,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 708                    |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 101 10535 122 Street |
| Area        | Edmonton             |
| Subdivision | Westmount            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5N 4B7              |

### Amenities

|           |   |
|-----------|---|
| Amenities | Parking-Plug-Ins, Parking-Visitor, Patio, Social Rooms, Vinyl Windows |
| Parking   | Stall   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Hot Water, Natural Gas                                |
| # of Stories      | 169  |
| Stories           | 5  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Downtown, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 13th, 2025 |
| Days on Market | 76                  |
| Zoning         | Zone 07             |
| Condo Fee      | \$452               |

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Listing information last updated on April 30th, 2025 at 9:17pm MDT