

# **\$179,800 - 109 10535 122 Street, Edmonton**

MLS® #E4435836

**\$179,800**

2 Bedroom, 2.00 Bathroom, 728 sqft

Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

UPGRADED 2 bedroom 2 bathroom condo steps away from the Brewery District and Oliver Square with all the shops, cafes, restaurants, groceries and close to transportation, the future LRT, MacEwan University, the Ice District and the river valley trails. You are welcomed into an open layout condo with 2 tone kitchen cabinets with stainless steel appliances and a movable island. The spacious living area has access to the north facing patio with treeline views. The bedrooms are at opposite ends of the living area that is perfect for privacy or a roommate. The second bedroom is next to the 4 piece main bathroom. The primary suite has a walk through closet with an Ikea closet on one side to the 4 piece ensuite bathroom. Vinyl plank flooring throughout. Included is the fridge, ceramic top stove, dishwasher, INSUITE WASHER AND DRYER and all the window coverings. Energized parking stall #56. Pet friendly building with a fenced-in dog run. Shows very well!

Built in 2002

## **Essential Information**

MLS® # E4435836

Price \$179,800

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 728                    |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 109 10535 122 Street |
| Area        | Edmonton             |
| Subdivision | Westmount            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5N 4B7              |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Dog Run-Fenced In, Exercise Room, Parking-Visitor, Patio, Security Door, Storage-In-Suite |
| Parking Spaces | 1   |
| Parking        | Stall   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Hot Water, Natural Gas  |
| # of Stories      | 5   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 10th, 2025 |
| Days on Market | 37             |
| Zoning         | Zone 07        |
| Condo Fee      | \$466          |

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Listing information last updated on June 16th, 2025 at 3:02pm MDT