

## \$179,000 - 406 10535 122 Street, Edmonton

MLS® #E4442722

**\$179,000**

2 Bedroom, 2.00 Bathroom, 911 sqft

Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

Located in the heart of Oliver/Westmount, this sunny southwest-facing corner unit offers the perfect blend of comfort and convenience—ideal for students or downtown professionals. Thoughtfully maintained and move-in ready, this 2-bedroom condo features quality laminate flooring, in-suite laundry, and a modern open-concept kitchen with island. Enjoy the ease of city living with all appliances and window coverings included. Just steps to the future LRT, Grant MacEwan University, restaurants, shopping, and ice district.

Built in 2002

### Essential Information

MLS® #	E4442722
Price	\$179,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	911
Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information



Address	406 10535 122 Street
Area	Edmonton
Subdivision	Westmount
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 4B7

### **Amenities**

Amenities	See Remarks
Parking	Stall

### **Interior**

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

### **Exterior**

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

### **Additional Information**

Date Listed	June 16th, 2025
Days on Market	12
Zoning	Zone 07
Condo Fee	\$537

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Listing information last updated on June 28th, 2025 at 4:32am MDT