

## \$195,000 - 123 10407 122 Street, Edmonton

MLS® #E4431465

**\$195,000**

1 Bedroom, 1.00 Bathroom, 770 sqft

Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

Are you ready to start your own business?

This distinctive condo provides an excellent opportunity for you to do so. Alternatively, it can serve as a residential property until you are prepared to launch. Situated opposite The Brewery District, this exceptional unit in Glenora Gates offers outstanding value for first-time buyers and is competitively priced. The unit features impressive 10-foot ceilings, creating a spacious atmosphere, along with an open layout that benefits from numerous south-facing windows, allowing natural light to fill the space. The master bedroom is generously sized and provides ample closet space and storage. The galley kitchen is equipped with solid wood cabinetry, white appliances including a built-in oven and cooktop, a tile backsplash, and a raised island eating bar, ideal for hosting. The private patio has access from the street, complete with a natural gas BBQ hook-up, receives plenty of natural light and is perfect for enjoying your morning coffee or entertaining friends.

Built in 2003

### Essential Information

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Price \$195,000

Bedrooms 1



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 770                    |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 123 10407 122 Street |
| Area        | Edmonton             |
| Subdivision | Westmount            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5N 4B8              |

### Amenities

|           |  |
|-----------|--|
| Amenities | Ceiling 10 ft., Deck, No Smoking Home, Parking-Visitor, Storage Cage |
| Parking   | Underground  |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Electric |
| Heating      | Forced Air-1, Natural Gas  |
| # of Stories | 4  |
| Stories      | 4  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Concrete, Stucco  |
| Exterior Features | Commercial, Landscaped, Low Maintenance Landscape, Public Transportation, Shopping Nearby |
| Roof              | Tar & Gravel  |
| Construction      | Wood, Concrete, Stucco  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 3                |
| Zoning         | Zone 07          |
| Condo Fee      | \$404            |

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Listing information last updated on April 20th, 2025 at 1:47am MDT