

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

MLS® #E4441908

**\$94,900**

1 Bedroom, 1.00 Bathroom, 583 sqft

Condo / Townhouse on 0.00 Acres

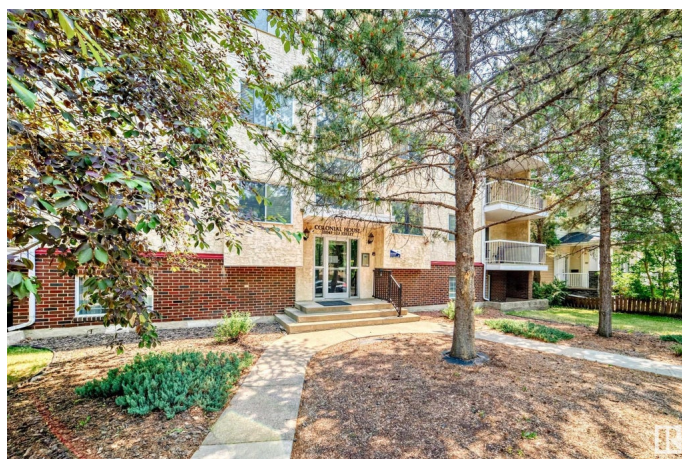
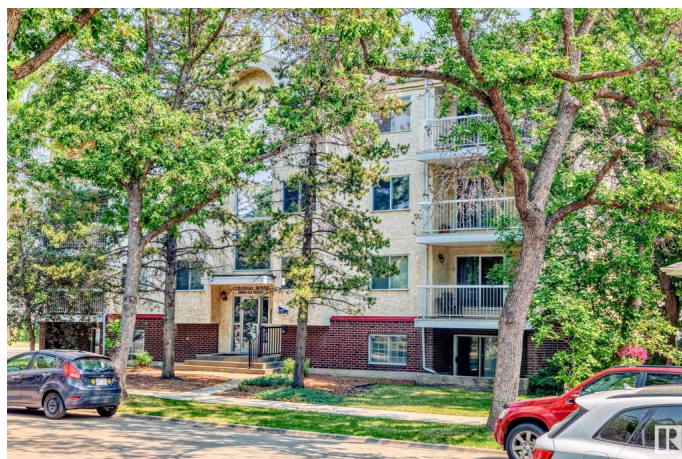
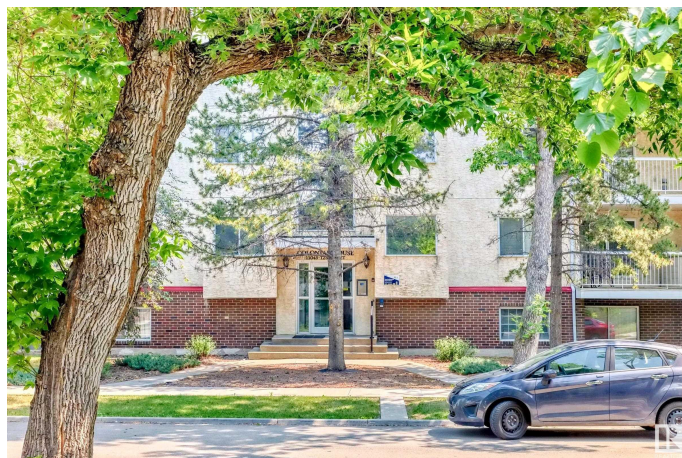
Westmount, Edmonton, AB

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, you'll enjoy quick access to Downtown, NAIT, and MacEwan University. Experience affordable living in a vibrant, connected community—this is one you don'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

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Listing information last updated on June 15th, 2025 at 5:02pm MDT