

## \$115,000 - 10434 125 Street, Edmonton

MLS® #E4440384

**\$115,000**

1 Bedroom, 1.00 Bathroom, 784 sqft

Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

Opportunity awaits! Welcome to this second floor, end-corner, 1-bedroom, 1-bath unit that offers tons of storage, a balcony and an assigned parking stall. Located in the heart of Westmount, enjoy the convenience and lifestyle of being steps away from 124th Street, The Brewery District and Macewan University. Walking distance away from Downtown, parks, shopping destinations, Edmonton's finest restaurants, charming bakeries, the river valley, trails and more! A desirable spacious floor plan with an open kitchen and dining area, a living room with sliding doors to your balcony, good-sized primary bedroom with wall to wall closets, storage inside the unit, a 4-PC bathroom and coin laundry located steps from your door. Major BONUS condo fees include heat & water. Upgrades include: new vinyl plank flooring, new shower surround, newer carpet, new baseboards, new toilet, new fridge.

Built in 1972

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4440384  |
| Price      | \$115,000 |
| Bedrooms   | 1         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 784                    |
| Acres          | 0.00                   |
| Year Built     | 1972                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10434 125 Street |
| Area        | Edmonton         |
| Subdivision | Westmount        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5N 4A2          |

### Amenities

|                |                                                                       |
|----------------|-----------------------------------------------------------------------|
| Amenities      | On Street Parking, Closet Organizers, Security Door, Storage-In-Suite |
| Parking Spaces | 1                                                                     |
| Parking        | Stall                                                                 |

### Interior

|              |                                        |
|--------------|----------------------------------------|
| Appliances   | Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Baseboard, See Remarks                 |
| # of Stories | 4                                      |
| Stories      | 1                                      |
| Has Basement | Yes                                    |
| Basement     | None, No Basement                      |

### Exterior

|                   |                                                                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                                                                                                          |
| Exterior Features | Back Lane, Corner Lot, Flat Site, Golf Nearby, Low Maintenance Landscape, Not Fenced, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                                                                                                                                                 |
| Construction      | Wood, Brick, Stucco                                                                                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                                                                                           |

### School Information

|            |                         |
|------------|-------------------------|
| Elementary | Westglen/St Vincent     |
| Middle     | Westminster/St Mark     |
| High       | Ross Sheppard/St Joseph |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 12             |
| Zoning         | Zone 07        |
| Condo Fee      | \$533          |

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Listing information last updated on June 16th, 2025 at 9:17am MDT