

## \$189,900 - 332 10535 122 Street, Edmonton

MLS® #E4442831

**\$189,900**

2 Bedroom, 2.00 Bathroom, 727 sqft

Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

Here's a very special apartment for YOU, featuring 2 bedrooms, 2 bathrooms and yes! 2 parking stalls!!! Step inside and feel right at home in the bright open and spacious plan.

The kitchen features plenty of counter/cabinet space with center island that opens to a dining and living area. Your primary bedroom has a walk through closet and its own 4 piece ensuite. The second bedroom is on the opposite side creating the ideal layout for privacy! There's an additional full bathroom plus ensuite laundry and storage. Your south facing balcony is privately tucked in tree coverage, perfect for warm summer nights to kick back and relax on. This unit is rare that it comes with 2 powered parking stalls close to the doors, plus there's good visitor parking for company. This is a well maintained and managed building with reasonable condo fees, and it's pet friendly up to two fur babies! Living in the Brewery District, it's an effortless stroll to an array of shopping, restaurants, LRT, parks and bike paths.



Built in 2002

### Essential Information

MLS® # E4442831

Price \$189,900

Bedrooms 2

Bathrooms	2.00
Full Baths	2
Square Footage	727
Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	332 10535 122 Street
Area	Edmonton
Subdivision	Westmount
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 4B7

### Amenities

Amenities	Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Parking-Visitor, Vinyl Windows
Parking Spaces	2
Parking	2 Outdoor Stalls

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Baseboard, Water
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Flat Site, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 17th, 2025
Days on Market	57
Zoning	Zone 07
Condo Fee	\$474

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