

## \$195,000 - 453 10403 122 Street, Edmonton

MLS® #E4430909

**\$195,000**

1 Bedroom, 1.00 Bathroom, 632 sqft

Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

Top-floor condo at Glenora Gates with unobstructed downtown views in the heart of Edmonton – Low condo fees and Pet-friendly building, it's perfect for first-time buyers, students, or investors! This bright unit features soaring 10-foot ceilings with large East-facing windows, equipped with modern blinds, that fill the space with natural light. Unbeatable location just steps from 124th Street, Manchester Square, Brewery District, Roger's place, MacEwan, and more – Great access to local shops, restaurants, gyms...etc. The upcoming Valley West LRT station is less than a block away for quick access to anywhere in the city. Everything you need right at your doorstep! Multiple River Valley trails are just blocks away. Upgrades include a newer carpet in the Bedroom, engineered hardwood, quartz countertops in the kitchen with a breakfast bar, newer SS appliances, Central A/C for the HOT summer months, & HWT replaced in 2018. Comes with a secure Underground parking stall and private storage cage. Don't Miss Out!

Built in 2003

### Essential Information

MLS® # E4430909

Price \$195,000



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	632
Acres	0.00
Year Built	2003
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	453 10403 122 Street
Area	Edmonton
Subdivision	Westmount
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 4C1

### Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Parking-Visitor, Patio, Sprinkler System-Fire, See Remarks
Parking Spaces	1
Parking	Underground

### Interior

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

### Exterior

Exterior	Wood, Stucco
Exterior Features	Playground Nearby, Private Setting, Public Transportation, Schools,

Shopping Nearby, View City, View Downtown, See Remarks

Roof	Tar & Gravel
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 15th, 2025
Days on Market	112
Zoning	Zone 07
Condo Fee	\$351

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