

# \$195,000 - 129 10407 122 Street, Edmonton

MLS® #E4423677

**\$195,000**

2 Bedroom, 1.00 Bathroom, 876 sqft

Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

Experience life at Glenora Gates! First time home buyers and investors you will love this condo! Step inside this charming open-concept unit, located just steps away from Edmonton's vibrant Brewery District! With soaring 10ft ceilings throughout, this condo has been very well maintained and offers a functional floor plan. The bright living room flows seamlessly onto your 11' x 11' balcony, perfect for relaxing or entertaining. The kitchen is excellent for hosting, and features a newer stove (2023) and microwave hood fan (2024), plenty of cabinetry & countertop space, and a center island with a breakfast bar. A spacious dining area completes the space. Enjoy a large primary bedroom featuring a double closet, and another nicely sized bedroom as well beside the 4pc bathroom. Includes brand-new in-suite laundry (2024) for added comfort, a titled underground parking stall, and a private storage cage for extra space. Close proximity to Downtown, Macewan, UofA, NAIT, restaurants & shopping, future LRT plus more!

Built in 2003

## Essential Information

MLS® # E4423677

Price \$195,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 876                    |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 129 10407 122 Street |
| Area        | Edmonton             |
| Subdivision | Westmount            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5N 4B8              |

### Amenities

|           |                                                                                                       |
|-----------|-------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 10 ft., Detectors Smoke, Parking-Visitor, Patio, Secured Parking, Security Door, Storage Cage |
| Parking   | Underground                                                                                           |

### Interior

|              |                                                                                                        |
|--------------|--------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, 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 | Flat Site, Fruit Trees/Shrubs, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Tar & Gravel       |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 3rd, 2025 |
| Days on Market | 55              |
| Zoning         | Zone 07         |
| Condo Fee      | \$431           |

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Listing information last updated on April 27th, 2025 at 1:47pm MDT