

## \$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

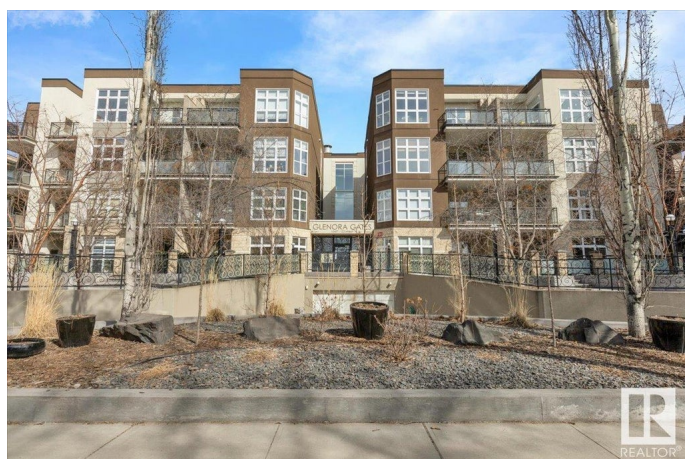
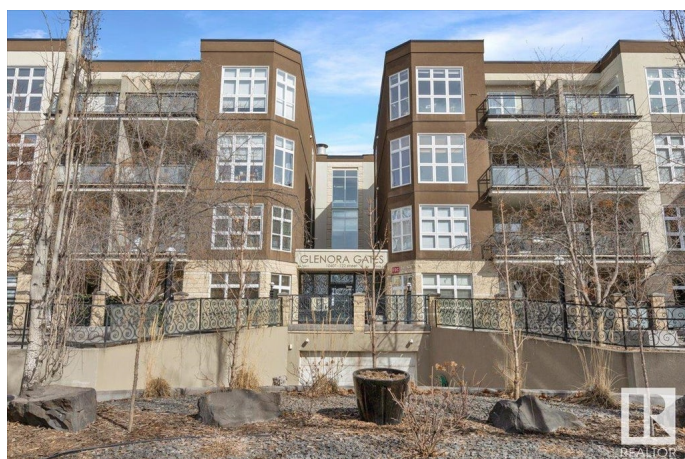
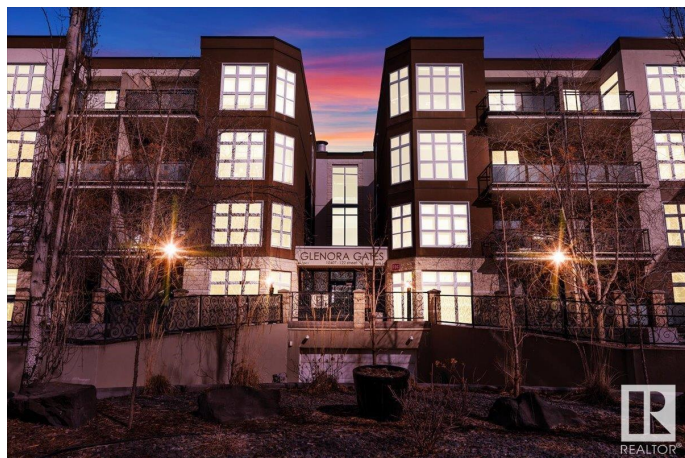
Top-floor condo at Glenora Gates with unobstructed downtown views in the heart of Edmonton – Low condo fees and Pet-friendly building, it's perfect for first-time buyers, students, or investors! This bright unit features soaring 10-foot ceilings with large East-facing windows, equipped with modern blinds, 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 | 116              |
| Zoning         | Zone 07          |
| Condo Fee      | \$351            |

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Listing information last updated on August 9th, 2025 at 4:32pm MDT