

## \$239,900 - 212 10411 122 Street, Edmonton

MLS® #E4437753

**\$239,900**

2 Bedroom, 1.00 Bathroom, 1,052 sqft

Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

Nestled in an urban oasis, close to all amenities, is this private & spacious unit in highly desirable Glenora Gates. Featuring two bedrooms, one bathroom and backing on to 105 Avenue, this unit offers all of the privacy you need while living in a centrally located condominium development. The kitchen includes granite countertops and almost new smart appliances. Other features of this unit include plenty of storage and a gas line on the spacious balcony, perfect for the included gas BBQ. The titled, heated, underground parking stall and an abundance of visitor parking only enhance this unit's appeal. Walking for mere minutes will get you to Oliver Pool, the Brewery District across the street, and the future LRT line. Additionally, the close proximity of numerous walking and biking paths has you in Edmonton's beautiful river valley, the University of Alberta or Whyte Avenue in no time. At this list price, the inherent value of this investment is sure to be maintained. This one definitely won't last long!

Built in 2003

### Essential Information

MLS® # E4437753

Price \$239,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,052                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 212 10411 122 Street |
| Area        | Edmonton             |
| Subdivision | Westmount            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5N 4C2              |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Off Street Parking, Air Conditioner, Deck, Intercom, No Smoking Home, See Remarks, Storage Cage, Natural Gas BBQ Hookup |
| Parking Spaces | 1   |
| Parking        | Heated, Underground   |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Alarm/Security System, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator-Energy Star, Stacked Washer/Dryer, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas  |
| # of Stories | 4  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Stucco  |
| Exterior Features | Golf Nearby, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | EPDM Membrane  |

|              |                     |
|--------------|---------------------|
| Construction | Wood, Stone, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 26             |
| Zoning         | Zone 07        |
| Condo Fee      | \$542          |

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Listing information last updated on June 17th, 2025 at 7:02am MDT