

## \$319,000 - 447 10403 122 Street, Edmonton

MLS® #E4435452

**\$319,000**

2 Bedroom, 2.00 Bathroom, 1,145 sqft

Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

TOP FLOOR, 2 Bed 2 BATH, 1,150 sq ft unit w/ a TITLED tandem underground stall, cage storage, Central A/C, & 10 FT CEILINGS!

Welcome to Glenora Gates, a premium condo complex with a premium location and management! Offered with plenty of upgrades including a completely redone kitchen, updated light fixtures, paint, newer luxury vinyl floors, blinds, and a newer high efficiency furnace, hot water tank and A/C! With two bright and spacious bedrooms, a grand living room and formal dining, this is a great building for young professionals or empty nesters! a quick walk to the Brewer District LRT station, and the Loblaws, Winners, GoodLife or the many dining opportunities on both 104th and Jasper! With quick access to the River Valley walking trails or some of the beautiful parks downtown has to offer you'll love living here! With in suite Laundry, gas bbq connection on the patio, and pets allowed via board approval, this is a MUST SEE!

Built in 2003

### Essential Information

MLS® # E4435452

Price \$319,000

Bedrooms 2

Bathrooms 2.00



Full Baths	2
Square Footage	1,145
Acres	0.00
Year Built	2003
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	447 10403 122 Street
Area	Edmonton
Subdivision	Westmount
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 4C1

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke, Hot Wtr Tank-Energy Star, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Sprinkler System-Fire, Storage-In-Suite, Vaulted Ceiling, Vinyl Windows
Parking Spaces	2
Parking	Tandem, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, 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	Public Transportation, Schools, View City

Roof	Flat
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 8th, 2025
Days on Market	22
Zoning	Zone 07
Condo Fee	\$648

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Listing information last updated on May 30th, 2025 at 11:17am MDT