

# \$149,888 - 520 10535 122 Street, Edmonton

MLS® #E4439810

**\$149,888**

1 Bedroom, 1.00 Bathroom, 545 sqft

Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

Affordable One-Bedroom Top Floor Condo in Park Place Oliver – Convenient Downtown Location! Discover incredible value in this one-bedroom, one-bathroom condo that is perfect for first-time buyers, students, or investors. This well-maintained unit offers affordability without compromise. Inside, you'll love the upgraded floors and appliances adding a modern touch. The unit features the convenience of in-suite laundry and a designated parking stall close to main door. Enjoy downtown views from the East-facing balcony, ideal for morning coffee or unwinding after a long day. Situated in a vibrant and extremely walkable neighborhood, you're just minutes from restaurants, shopping, healthcare, and transit. Plus, Rogers Place, downtown, and major universities are all within easy reach. Whether you're looking for city living or a smart investment, this condo is a fantastic opportunity. Pets are allowed subject to board approval.

Built in 2002

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4439810  |
| Price     | \$149,888 |
| Bedrooms  | 1         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 545                    |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 520 10535 122 Street |
| Area        | Edmonton             |
| Subdivision | Westmount            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5N 4B7              |

### Amenities

|           |   |
|-----------|---|
| Amenities | On Street Parking, Deck, Intercom, Parking-Plug-Ins, Parking-Visitor, Security Door |
| Parking   | Stall   |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Fan-Ceiling, Refrigerator, Stove-Electric, Washer |
| Heating      | Hot Water, Natural Gas  |
| # of Stories | 5   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Public Transportation, Shopping Nearby, View City, View Downtown, View Lake |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 1st, 2025 |
| Days on Market | 17             |
| Zoning         | Zone 07        |
| Condo Fee      | \$346          |

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Listing information last updated on June 18th, 2025 at 10:48am MDT