

## \$144,999 - 201 11046 130 Street, Edmonton

MLS® #E4456202

**\$144,999**

2 Bedroom, 1.00 Bathroom, 823 sqft

Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

Welcome to Unit 201 in the heart of Westmount—one of Edmonton’s most sought-after neighbourhoods just steps to 124 Street’s vibrant cafes, shops, and dining. This spacious 2-bedroom, 1-bath condo features kitchen with stainless steel appliances, and a welcoming living room filled with natural light. Spacious sized primary suite, while the second bedroom is perfect for guests, a home office, or study. In-suite laundry, and ample storage add everyday convenience. Enjoy your morning coffee on the private balcony. Move-in ready, this home offers the perfect balance of comfort —close to parks, schools, downtown. Ideal for first-time buyers, professionals, or investors seeking a home in a walkable community.

Built in 1979

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4456202  |
| Price          | \$144,999 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 823       |
| Acres          | 0.00      |
| Year Built     | 1979      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 201 11046 130 Street |
| Area        | Edmonton             |
| Subdivision | Westmount            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5M 0Z7              |

### Amenities

|           |                  |
|-----------|------------------|
| Amenities | Storage-In-Suite |
| Parking   | Stall            |

### Interior

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Hot Water, Natural Gas                                           |
| # of Stories | 3                                                                |
| Stories      | 3                                                                |
| Has Basement | Yes                                                              |
| Basement     | None, No Basement                                                |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                     |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                |
| Construction      | Wood, Vinyl                                                                     |
| Foundation        | Concrete Perimeter                                                              |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | Westglen Elementary School |
| Middle     | Westmount Junior High      |
| High       | Ross Sheppard High School  |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 38                  |
| Zoning         | Zone 07             |
| Condo Fee      | \$536               |

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Listing information last updated on October 11th, 2025 at 7:17pm MDT