# \$242,500 - 98 1203 163 Street, Edmonton

MLS® #E4447751

#### \$242,500

1 Bedroom, 1.00 Bathroom, 844 sqft Condo / Townhouse on 0.00 Acres

Glenridding Heights, Edmonton, AB

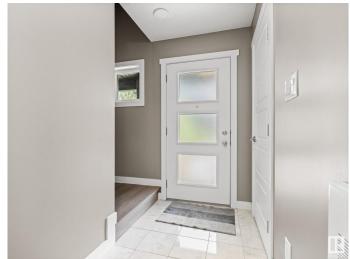
~ MINT CONDITION ONE BEDROOM, ONE BATH TOWNHOUSE in GLENRIDDING HEIGHTS ~ CENTRAL AIR CONDITIONING ~ SINGLE ATTACHED GARAGE ~ BUILT IN 2017 ~ UNIT OVERLOOKS PARK at the CENTRE of the COMPLEX ~ Stunning 'Aster" Model features new laminate flooring and new paint ~ Good sized finished single attached garage conveniently located on the main floor of the unit with room for your vehicle plus extra space for storage ~ Very open concept between the bright kitchen, dining and living room area ~ Tons of white kitchen cabinets with lots of storage ~ Quartz countertops ~ Large Island ~ STAINLESS STEEL APPLIANCES ~ VERY BRIGHT UNIT with a SE facing balcony off of the living room ~ The bedroom includes a door to the main bath which makes it feel just like an ensuite plus there is a huge walk-in closet ~ INSUITE LAUNDRY ~ The complex is very clean and well maintained with lots of visitor parking and a cute park in the centre ~ The location is amazing, close to the Anthony Henday, Edmonton International Airport and more!

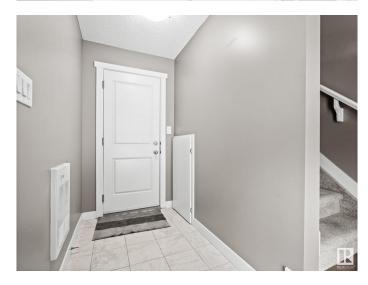


#### **Essential Information**

MLS® # E4447751 Price \$242,500







Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 844

Acres 0.00

Year Built 2017

Type Condo / Townhouse

Sub-Type Townhouse

Style 2 Storey

Status Active

# **Community Information**

Address 98 1203 163 Street

Area Edmonton

Subdivision Glenridding Heights

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 3X1

#### **Amenities**

Amenities On Street Parking, Air Conditioner, Deck, Detectors Smoke, Exterior

Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking

Home, Parking-Visitor, Storage-In-Suite, Television Connection

Parking Single Garage Attached

## Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric,

Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Back Lane, Flat Site, Golf Nearby, Landscaped, Low Maintenance

Landscape, Not Fenced, Paved Lane, Picnic Area, Playground Nearby,

Private Setting, Public Swimming Pool, Public Transportation, Schools,

Shopping Nearby, View City

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed July 15th, 2025

Days on Market 2

Zoning Zone 56

Condo Fee \$207

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 17th, 2025 at 8:02am MDT