

## \$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!

Built in 2017

### 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	1
Zoning	Zone 56
Condo Fee	\$207

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