

## \$249,900 - 98 1203 163 Street, Edmonton

MLS® #E4434209

**\$249,900**

1 Bedroom, 1.00 Bathroom, 767 sqft

Condo / Townhouse on 0.00 Acres

Glenridding Heights, Edmonton, AB

Welcome to this stylishly updated Aster model townhome in sought-after Glenridding Heights—one of the rare units with central A/C! This spacious 1-bedroom features new laminate flooring on the main. The finished attached garage opens to a roomy foyer with extra storage. Upstairs, enjoy bright, open-concept living with a U-shaped kitchen boasting white cabinets, quartz counters, a large island, and stainless appliances. The sunlit living area leads to a southeast-facing deck—ideal for morning coffee. Your primary suite offers a walk-in closet, plus there's convenient in-suite laundry. Benefit from low condo fees in this well-kept complex with pro landscaping and ample visitor parking. Steps to shopping, parks, schools, and easy access to Anthony Henday. A move-in-ready gem, perfect for first-time buyers or investors. Don't wait!

Built in 2017

### Essential Information

MLS® #	E4434209
Price	\$249,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	767



Acres	0.00
Year Built	2017
Type	Condo / Townhouse
Sub-Type	Stacked 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, Parking-Visitor, Storage-In-Suite
Parking Spaces	1
Parking	Insulated, Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Slab

### School Information

Elementary	DR. MARGARET-ANN ARMOUR
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Middle	DR. MARGARET-ANN ARMOUR
High	LILLIAN OSBORNE

### **Additional Information**

Date Listed	May 1st, 2025
Days on Market	14
Zoning	Zone 56
Condo Fee	\$207

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Listing information last updated on May 15th, 2025 at 2:32pm MDT