

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

MLS® #E4424652

**\$249,900**

1 Bedroom, 1.00 Bathroom, 767 sqft

Condo / Townhouse on 0.00 Acres

Glenridding Heights, Edmonton, AB

Welcome to this beautifully updated **Aster model** townhome in upscale **Glenridding Heights**—one of the few with **air conditioning**! This spacious 1-bedroom layout offers new **laminate flooring** on the main level and fresh paint throughout. The finished **attached garage** leads to a welcoming foyer with ample storage. Head upstairs to find a bright, open-concept living space featuring a **U-shaped kitchen** with white cabinets, quartz countertops, a large island, and stainless steel appliances. The living area is filled with natural light and opens to a **southeast-facing deck**—perfect for relaxing. Your **primary bedroom** includes a walk-in closet, and the hallway offers a convenient **in-suite laundry**. Enjoy low condo fees in a well-maintained complex with professional landscaping and plenty of visitor parking. Close to shopping, parks, schools, and easy access to **Anthony Henday**. This move-in-ready home is perfect for first-time buyers or investors. Don't miss out.

Built in 2017

### Essential Information

MLS® # E4424652

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       | 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  
Middle                            DR. MARGARET-ANN ARMOUR  
High                                LILLIAN OSBORNE

**Additional Information**

Date Listed                      March 7th, 2025  
Days on Market                45  
Zoning                            Zone 56  
Condo Fee                        \$207

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