

## \$247,900 - 1203 163 Street, Edmonton

MLS® #E4441438

**\$247,900**

1 Bedroom, 1.00 Bathroom, 844 sqft

Condo / Townhouse on 0.00 Acres

Glenridding Heights, Edmonton, AB

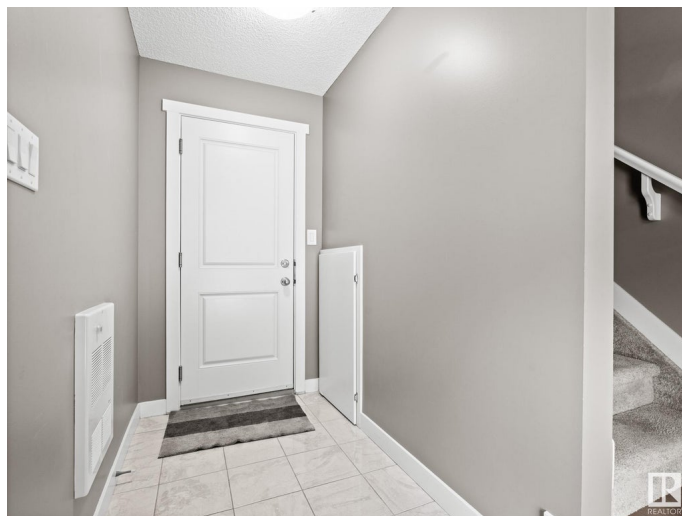
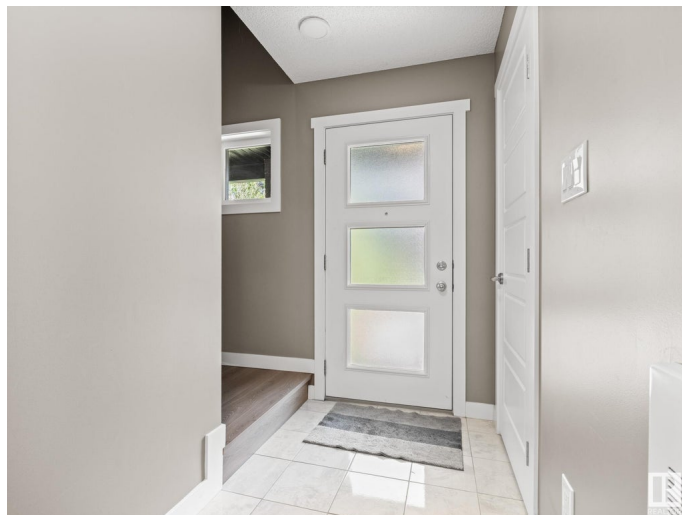
~ MINT CONDITION ONE BEDROOM, ONE BATH TOWNHOUSE in GLENRIDDING HEIGHTS ~ CENTRAL AIR CONDITIONING ~ SINGLE ATTACHED GARAGE ~ BUILT IN 2017 ~ UNIT OVERLOOKS PARK at the CENTRE of the COMPLEX ~ Stunning 'Aster' Model features new laminate flooring and new paint ~ Good sized finished single attached garage 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® # E4441438

Price \$247,900



|                |                   |
|----------------|-------------------|
| 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     | 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    | June 10th, 2025 |
| Days on Market | 6               |
| 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 June 15th, 2025 at 11:02pm MDT