# \$259,900 - 36 1203 163 Street, Edmonton

MLS® #E4434859

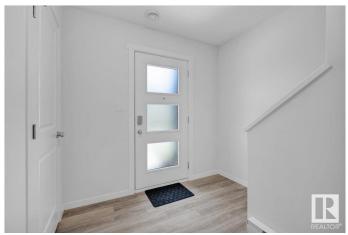
#### \$259,900

1 Bedroom, 1.00 Bathroom, 753 sqft Condo / Townhouse on 0.00 Acres

Glenridding Heights, Edmonton, AB

This beautifully designed 1-bed, 1-bath townhouse combines modern comfort, functionality, and style. Nestled in this friendly Glenridding neighborhood, it's perfect for singles, couples, or even as an investment property. Open-concept design with plenty of natural light, creating a warm and inviting atmosphere. No more scraping ice off your car in winter or searching for parking, your private garage has you covered! Large windows, ample closet space, and a serene ambiance make this bedroom your personal sanctuary. Fully equipped with stainless steel appliances, sleek countertops, and plenty of storage for all your culinary adventures. Enjoy morning coffee on your patio or garden area, a peaceful spot to unwind after a long day. Close to shopping centers, parks, schools, public transit, and major highways, convenience at your fingertips. Property is available for immediate possession!!!







Built in 2022

#### **Essential Information**

MLS® #	E4434859
Price	\$259,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1

Square Footage	753
Acres	0.00
Year Built	2022
Туре	Condo / Townhouse
Sub-Type	Stacked Townhouse
Style	2 Storey
Status	Active

## **Community Information**

Address	36 1203 163 Street
Area	Edmonton
Subdivision	Glenridding Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3X1

### Amenities

Amenities	Parking-Visitor, Patio
Parking	Single Garage Attached

#### Interior

Appliances	Dishwasher - Energy Star, Dryer, Garage Control, 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, Vinyl
Exterior Features	Airport Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

#### **Additional Information**

Date Listed May 7th, 2025

Days on Market 8 Zoning Zone 56

Condo Fee \$207

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Listing information last updated on May 15th, 2025 at 10:03am MDT