

Courtesy Of Kevin B Grenier Of MaxWell Polaris

\$254,900 - 98 1203 163 Street, Edmonton

MLS® #E4424652

\$254,900

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	\$254,900
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 30

Zoning Zone 56

Condo Fee \$207

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