

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

MLS® #E4441438

**\$247,900**

1 Bedroom, 1.00 Bathroom, 844 sqft  
Condo / Townhouse on 0.00 Acres

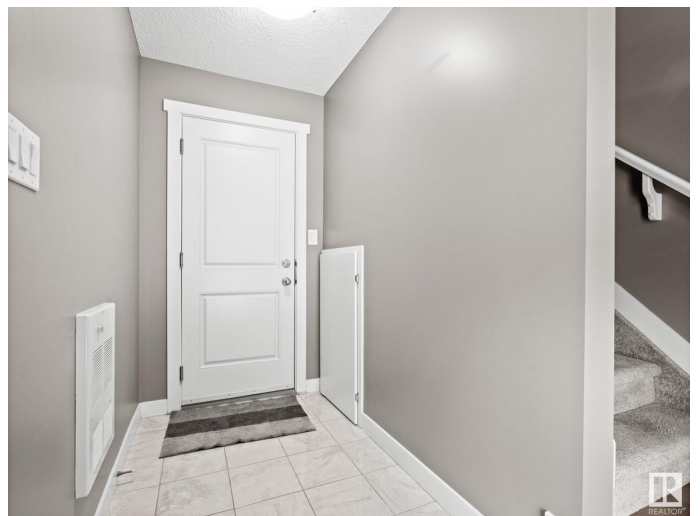
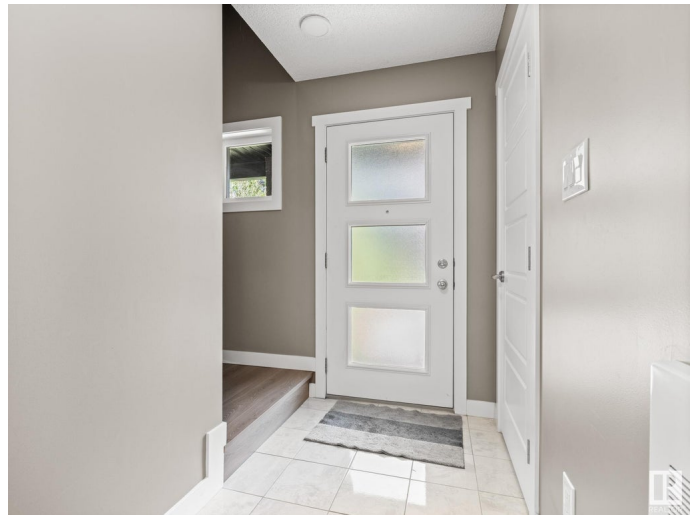
Glenridding Heights, Edmonton, AB

~ MINT CONDITION ONE BEDROOM, ONE BATH TOWNHOUSE in GLENRIDGING 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 16th, 2025 at 2:32am MDT