

# \$259,000 - 101 1203 163 Street, Edmonton

MLS® #E4433488

**\$259,000**

1 Bedroom, 1.00 Bathroom, 860 sqft  
Condo / Townhouse on 0.00 Acres

Glenridding Heights, Edmonton, AB

For more information, please click on "View Listing on Realtor Website". South-facing with stunning views. Enjoy natural light all day and relax on your oversized balcony overlooking green space. Recently installed a retractable outdoor sunshade for added comfort. Brand-new premium vinyl plank flooring with a lifetime warranty (2024), plus new premium carpet and underlay on stairs (2024). Semi-finished attached garage with built-in shelving provides extra storage and organization. Featuring quartz countertops, a glass tile backsplash, and upgraded staggered cabinets with crown molding for a high-end look. Smart switches installed in most areas. High-end finishes such as tiled tub shower, custom-designed and built closet space (2021), and stainless steel appliances. Year-round comfort with a portable A/C unit to keep cool in the summer. Affordable condo fees which cover outdoor maintenance and insurance for a hassle-free lifestyle.

Built in 2017

## Essential Information

MLS® #	E4433488
Price	\$259,000
Bedrooms	1
Bathrooms	1.00



Full Baths	1
Square Footage	860
Acres	0.00
Year Built	2017
Type	Condo / Townhouse
Sub-Type	Stacked Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	101 1203 163 Street
Area	Edmonton
Subdivision	Glenridding Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3X1

### Amenities

Amenities	Closet Organizers, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Electric, No Smoking Home, Vaulted Ceiling
Parking Spaces	1
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Opener, Humidifier-Power(Furnace), Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Asphalt, Concrete, Vinyl
Exterior Features	Landscaped, Low Maintenance Landscape, No Through Road, Park/Reserve, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles

Construction	Wood, Asphalt, Concrete, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 30th, 2025
Days on Market	7
Zoning	Zone 56
Condo Fee	\$207

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