

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 31

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 April 7th, 2025 at 1:32am MDT