

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       35  
Zoning                 Zone 56  
Condo Fee             \$207

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Listing information last updated on April 11th, 2025 at 9:02am MDT