

# \$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 | 48               |
| Zoning         | Zone 56          |
| Condo Fee      | \$207            |

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Listing information last updated on June 17th, 2025 at 5:32am MDT