# \$259,000 - 73 1203 163 Street, Edmonton

MLS® #E4443398

#### \$259,000

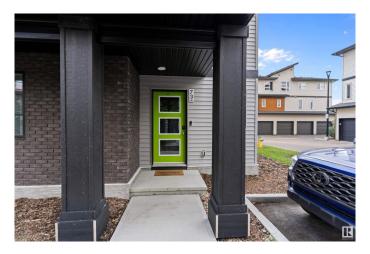
1 Bedroom, 1.50 Bathroom, 863 sqft Condo / Townhouse on 0.00 Acres

Glenridding Heights, Edmonton, AB

Welcome to stylish, MAINTENANCE FREE LIVING in this modern 1-BEDROOM END UNIT TOWNHOME, perfectly situated in an excellent location, no one above or below you, close to all major amenities, shopping, dining, and transit. Whether you're a first-time home buyer or seeking EXECUTIVE STYLE LIVING, this home offers the perfect blend of comfort and convenience. Step into a bright, open-concept layout featuring sleek contemporary finishes, large windows, and a UNIQUELY designed floor plan. The MODERN KITCHEN boasts stainless steel appliances, quartz countertops, and ample cabinetryâ€"ideal for cooking and entertaining. Enjoy the privacy of a SINGLE ATTACHED GARAGE, and relax on your PRIVATE BALCONY after a long day. As an end unit, this home benefits from extra natural light and added privacy. With LOW CONDO FEES, this is a smart and affordable investment in a high-demand area. Don't miss your chance to own this beautifully appointed townhouse in a vibrant, walkable community.







Built in 2022

# **Essential Information**

MLS® # E4443398 Price \$259,000 Bedrooms 1

Bathrooms 1.50

Full Baths 1

Half Baths 1

Square Footage 863

Acres 0.00

Year Built 2022

Type Condo / Townhouse

Sub-Type Townhouse

Style 2 Storey

Status Active

# **Community Information**

Address 73 1203 163 Street

Area Edmonton

Subdivision Glenridding Heights

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 3X1

#### **Amenities**

Amenities Ceiling 9 ft., Closet Organizers, Detectors Smoke, No Animal Home, No

**Smoking Home** 

Parking Single Garage Attached

## Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave

Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public

Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles
Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

### **Additional Information**

Date Listed June 20th, 2025

Days on Market 18

Zoning Zone 56

Condo Fee \$210

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 July 7th, 2025 at 10:17pm MDT