

# \$249,900 - 36 1203 163 Street, Edmonton

MLS® #E4434859

**\$249,900**

1 Bedroom, 1.00 Bathroom, 669 sqft  
Condo / Townhouse on 0.00 Acres

Glenridding Heights, Edmonton, AB

This beautifully designed 1-bed, 1-bath townhouse combines modern comfort, functionality, and style. Nestled in this friendly Glenridding neighborhood, itâ€™s perfect for singles, couples, or even as an investment property. Open-concept design with plenty of natural light, creating a warm and inviting atmosphere. No more scraping ice off your car in winter or searching for parking, your private garage has you covered! Large windows, ample closet space, and a serene ambiance make this bedroom your personal sanctuary. Fully equipped with stainless steel appliances, sleek countertops, and plenty of storage for all your culinary adventures. Enjoy morning coffee on your patio or garden area, a peaceful spot to unwind after a long day. Close to shopping centers, parks, schools, public transit, and major highways, convenience at your fingertips. Property is available for immediate possession!!!

Built in 2022

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4434859  |
| Price      | \$249,900 |
| Bedrooms   | 1         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 669               |
| Acres          | 0.00              |
| Year Built     | 2022              |
| Type           | Condo / Townhouse |
| Sub-Type       | Stacked Townhouse |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 36 1203 163 Street  |
| Area        | Edmonton            |
| Subdivision | Glenridding Heights |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 3X1             |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Parking-Visitor, Patio |
| Parking   | Single Garage Attached |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher - Energy Star, Dryer, Garage Control, 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, Vinyl   |
| Exterior Features | Airport Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|             |               |
|-------------|---------------|
| Date Listed | May 7th, 2025 |
|-------------|---------------|

|                |         |
|----------------|---------|
| Days on Market | 20      |
| 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 May 27th, 2025 at 7:02pm MDT