

## \$163,000 - 305 16715 100 Avenue, Edmonton

MLS® #E4434063

**\$163,000**

3 Bedroom, 2.00 Bathroom, 841 sqft

Condo / Townhouse on 0.00 Acres

Glenwood (Edmonton), Edmonton, AB

THREE bedrooms + TWO full bathrooms - a rare find!! Perfect for 2 adults sharing or a small family, the bathrooms and largest bedrooms are on opposite sides of the unit, providing privacy. With soaring 9'™ ceilings and an open floor plan, this 840 ft<sup>2</sup> unit feels open & spacious. The kitchen is very functional, with loads of counter space, storage for all your kitchen gadgets & an eating bar for additional seating. Enjoy the convenience of your own in-suite laundry and durable laminate floors. This unit has tons of storage space - the primary suite has a large walk-through closet, the laundry room has storage space, and the unit has its own storage cage. Additional extras include a balcony, elevator, titled underground stall and an indoor car wash. Reasonable condo fees include heating & water in this well-managed building, located just steps from coffee shops, restaurants & shopping!

Built in 2004

### Essential Information

MLS® #	E4434063
Price	\$163,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	841
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	305 16715 100 Avenue
Area	Edmonton
Subdivision	Glenwood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 4Z5

### Amenities

Amenities	Car Wash, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Insulation-Upgraded, Intercom, No Animal Home, Storage-In-Suite, Vinyl Windows, Storage Cage
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Unknown
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Aleda Patterson School
Middle	Alex Janvier School
High	Jasper Place School

**Additional Information**

Date Listed	May 2nd, 2025
Days on Market	1
Zoning	Zone 22
Condo Fee	\$496

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