

# \$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	41
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 June 17th, 2025 at 9:17pm MDT