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

MLS® #E4443398

#### \$259,000

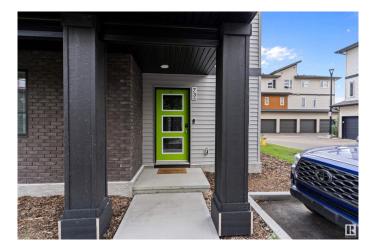
1 Bedroom, 1.50 Bathroom, 863 sqft Condo / Townhouse on 0.00 Acres

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
Туре	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	15
Zoning	Zone 56
Condo Fee	\$210

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Listing information last updated on July 5th, 2025 at 10:02am MDT