

Courtesy Of Susan G Young Of Real Broker

# **\$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 cabinetry—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 | 14              |
| Zoning         | Zone 56         |
| Condo Fee      | \$210           |

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Listing information last updated on July 4th, 2025 at 3:03pm MDT