

## \$279,900 - 31 1203 163 Street, Edmonton

MLS® #E4446329

**\$279,900**

2 Bedroom, 1.50 Bathroom, 966 sqft

Condo / Townhouse on 0.00 Acres

Glenridding Heights, Edmonton, AB

Better than new! Awesome value in this gorgeous townhouse available in the vibrant community of Glenridding Heights! This 966 sqft, 2 bed/1.5 bath unit is fully upgraded and will surely impress. The main level offers an open floor plan, beautiful kitchen w/quartz counters and s.s. appliances, and access to your outside patio. Open living/dining area w/electric fireplace, floor to ceiling windows, and vinyl flooring throughout. Upstairs offers 2 good sized bedrooms, 4-pc bath, and laundry area. Single attached garage, central A/C, and more! Located close to parks, schools, shopping, and other amenities. Hard to beat this value!

Built in 2023

### Essential Information

MLS® #	E4446329
Price	\$279,900
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	966
Acres	0.00
Year Built	2023
Type	Condo / Townhouse



Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	31 1203 163 Street
Area	Edmonton
Subdivision	Glenridding Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3X1

### Amenities

Amenities	Air Conditioner, No Animal Home, No Smoking Home, Parking-Visitor, Patio
Parking	Single Garage Attached

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Flat Site, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Dr. Margaret-Ann Armour
Middle	Dr. Margaret-Ann Armour
High	Lillian Osborne

**Additional Information**

Date Listed	July 4th, 2025
Days on Market	5
Zoning	Zone 56
Condo Fee	\$210

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