

\$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	7
Zoning	Zone 56
Condo Fee	\$210

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