

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.

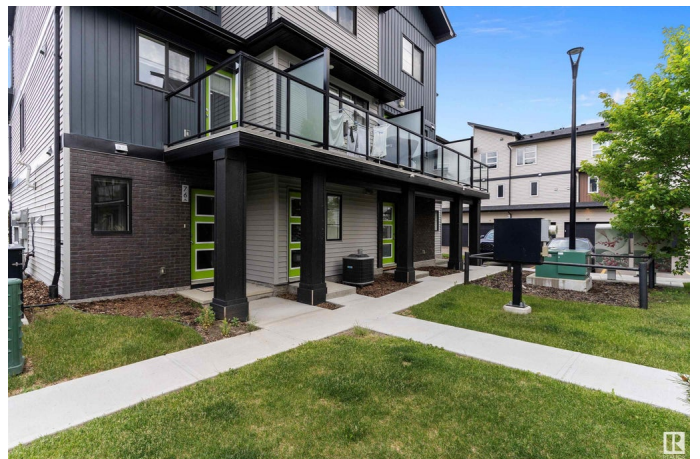
Enjoy the privacy of a SINGLE ATTACHED GARAGE, and relax on your PRIVATE BALCONY after a long day. As an end unit, this home benefits from extra natural light and added privacy. With LOW CONDO FEES, this is a smart and affordable investment in a high-demand area. Don't miss your chance to own this beautifully 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 | 17 |
| Zoning | Zone 56 |
| Condo Fee | \$210 |

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 July 7th, 2025 at 6:02pm MDT