

## \$299,888 - 53 1203 163 Street, Edmonton

MLS® #E4459690

**\$299,888**

2 Bedroom, 2.50 Bathroom, 1,184 sqft

Condo / Townhouse on 0.00 Acres

Glenridding Heights, Edmonton, AB

### LOCATION LOCATION LOCATION!

First-time buyers, Investors and Downsizers alike, here's the one you've been waiting for! This Gorgeous town home features a single car garage which leads to your foyer & main floor den, perfect for a home office or home-based business. The staircase leads you up to an open layout featuring a beautiful bright kitchen with quartz counters, a plethora of cabinetry, stainless steel appliances & a peninsula island with a flush eating bar. There is a huge vinyl & aluminum deck off the main living area, perfect for BBQ season and that morning coffee. Upper level offers a good-sized primary bedroom with it's own 3 pce. ensuite & large closet, a second bedroom, a laundry room & a full 4 pce. bath. This well-managed complex is close to schools, shopping, public transportation and all the Windermere area has to offer. WELCOME HOME!

Built in 2019

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4459690  |
| Price      | \$299,888 |
| Bedrooms   | 2         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,184             |
| Acres          | 0.00              |
| Year Built     | 2019              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 53 1203 163 Street  |
| Area        | Edmonton            |
| Subdivision | Glenridding Heights |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 3X1             |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | Carbon Monoxide Detectors, Deck |
| Parking   | Single Garage Attached          |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, 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 | Airport Nearby, Golf Nearby, Park/Reserve, Public Swimming Pool, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                                                |
| Construction      | Wood, Stone, Vinyl                                                                              |
| Foundation        | Concrete Perimeter                                                                              |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 33                   |
| 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 October 29th, 2025 at 8:02am MDT