

Courtesy Of Derek Hulewicz Of RE/MAX Real Estate

## \$205,000 - 419 16807 100 Avenue, Edmonton

MLS® #E4424876

**\$205,000**

2 Bedroom, 2.00 Bathroom, 860 sqft  
Condo / Townhouse on 0.00 Acres

Glenwood (Edmonton), Edmonton, AB

IMMACULATE! Don't miss your chance to own this well-cared for top floor, 2 bed plus den, 2 bath condo in Glenwood On The Park! This unit boasts: open concept, modern kitchen with breakfast bar and stainless-steel/black appliances and spacious living room which opens onto a generous covered, south-facing patio with a GREAT VIEW of the Jack Horan Park and West Edmonton Mall. Primary bedroom has walk-through closet and 3pc ensuite and the other bedroom is separated by the living room with its own ensuite. Other features are: vinyl plank flooring, in-suite laundry, storage room, 9â€™™ ceiling, car wash, elevator and visitor parking. WOW-3 parking stalls! One heated underground and two tandem outside. All utilities included in condo fees except power. No pets allowed. Quick access to major amenities nearby, Downtown, West Edmonton Mall and major routes such as Anthony Henday Drive. MOVE IN READY WITH QUICK POSSESSION!

Built in 2004

### Essential Information

MLS® #	E4424876
Price	\$205,000
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	860
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	419 16807 100 Avenue
Area	Edmonton
Subdivision	Glenwood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 4Z6

### **Amenities**

Amenities	Car Wash, Ceiling 9 ft., Deck, Intercom, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Vinyl Windows
Parking Spaces	3
Parking	2 Outdoor Stalls, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Backs Onto Park/Trees, Flat Site, Golf Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 10th, 2025
Days on Market	25
Zoning	Zone 22
Condo Fee	\$503

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