

Courtesy Of Derek Hulewicz Of RE/MAX Real Estate

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

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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 | 28               |
| Zoning         | Zone 22          |
| Condo Fee      | \$503            |

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Listing information last updated on April 7th, 2025 at 7:02pm MDT