# \$449,800 - 202 14205 96 Avenue, Edmonton

MLS® #E4421657

### \$449.800

2 Bedroom, 2.00 Bathroom, 1,183 sqft Condo / Townhouse on 0.00 Acres

Crestwood, Edmonton, AB

THE VALLEYVIEW in CRESTWOOD is an exclusive 24 unit complex consisting of STEEL & CONCRETE construction for increased sound barrier & durability. This beautifully maintained 1182 sqft unit features an open concept design with 9' ceilings, 2 bedrooms, 2 bathrooms, & convenient IN SUITE LAUNDRY. The well-appointed kitchen boasts crisp white cabinetry, island, & an adjacent dining area. Step through the garden door to the COVERED DECK, complete with a gas hookup for outdoor grilling. The living room is highlighted by a cozy GAS FIREPLACE & large north & east facing windows. The primary suite offers dual closets & a 4pc ensuite with soaker tub. The 2nd bedroom is on the opposite side of the unit for added privacy & is next to a 3pc main bath. Enjoy a TITLED UNDERGROUND PARKING stall with a storage locker & comfortable A/C . Situated next to Crestwood center with its many amenities, parks, schools, & easy access to trails weaving through the River Valley, a perfect blend of nature & urban convenience.

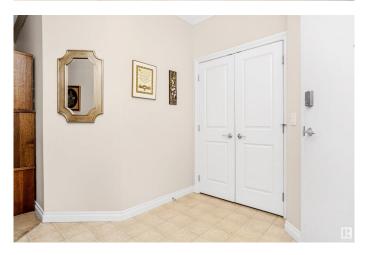


#### **Essential Information**

MLS® # E4421657 Price \$449,800







Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 1,183

Acres 0.00

Year Built 2004

Type Condo / Townhouse

Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

## **Community Information**

Address 202 14205 96 Avenue

Area Edmonton
Subdivision Crestwood
City Edmonton
County ALBERTA

Province AB

Postal Code T5N 0C2

#### **Amenities**

Amenities On Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers,

Deck, Detectors Smoke, Parking-Visitor, Secured Parking, Sprinkler

System-Fire, Storage-Locker Room, Vinyl Windows

Parking Underground

## Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood

Fan, Refrigerator, Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Corner, Mantel, Tile Surround

# of Stories 4
Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Steel, Brick, Stone, Stucco

Exterior Features Back Lane, Corner Lot, Landscaped, Public Transportation, Schools,

**Shopping Nearby** 

Roof Tar & T

Construction Steel, Brick, Stone, Stucco

Foundation Concrete Perimeter

### **Additional Information**

Date Listed February 14th, 2025

Days on Market 148

Zoning Zone 10

Condo Fee \$750

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 12th, 2025 at 2:17pm MDT