

## \$209,000 - 435 16807 100 Avenue, Edmonton

MLS® #E4457878

**\$209,000**

2 Bedroom, 2.00 Bathroom, 958 sqft

Condo / Townhouse on 0.00 Acres

Glenwood (Edmonton), Edmonton, AB

Top floor 2 bedrooms + den, 2 full baths and 2 titled underground parking. Large L shape balcony with NW view. Unit has newer vinyl plank flooring. 9 foot ceiling. Stainless steel appliances. Exercise room and car wash in underground parkade. Walking distance to Super Store, Mayfield Common and minutes drive to West Edmonton Mall and Down Town. Quick access to Anthony Henday Drive. Perfect for first time buyers or investors. Quick possession. Don't miss this one.

Built in 2004

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4457878               |
| Price          | \$209,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 958                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information



|             |                      |
|-------------|----------------------|
| Address     | 435 16807 100 Avenue |
| Area        | Edmonton             |
| Subdivision | Glenwood (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5P 4Z6              |

### **Amenities**

|           |                     |
|-----------|---------------------|
| Amenities | Parking-Visitor     |
| Parking   | Heated, Underground |

### **Interior**

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Hot Water, Water                                                                                                    |
| # of Stories      | 4                                                                                                                   |
| Stories           | 1                                                                                                                   |
| Has Basement      | Yes                                                                                                                 |
| Basement          | None, No Basement                                                                                                   |

### **Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior          | Wood, Brick, Vinyl       |
| Exterior Features | Cross Fenced, Landscaped |
| Roof              | Asphalt Shingles         |
| Construction      | Wood, Brick, Vinyl       |
| Foundation        | Concrete Perimeter       |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 3                    |
| Zoning         | Zone 22              |
| Condo Fee      | \$580                |

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Listing information last updated on September 18th, 2025 at 12:02am MDT