

## \$449,800 - 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.

Built in 2004

### 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     | 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 & Gravel   |
| Construction      | Steel, Brick, Stone, Stucco  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 14th, 2025 |
| Days on Market | 122                 |
| 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 June 16th, 2025 at 6:32am MDT