

## \$498,800 - 402 14205 96 Avenue, Edmonton

MLS® #E4440759

**\$498,800**

2 Bedroom, 2.00 Bathroom, 1,170 sqft

Condo / Townhouse on 0.00 Acres

Crestwood, Edmonton, AB

THIS IS THE LUXURY CONDO YOU HAVE BEEN WAITING FOR! Located in the coveted community of CRESTWOOD, THE VALLEYVIEW features a classic brick exterior with CONCRETE AND STEEL construction for soundproofing & a secure living environment. This top floor corner unit with a view features a bright, open plan, 9' high ceilings and numerous big windows that flood the condo with light! Other highlights include a LARGE living room with a corner gas fireplace, a functional kitchen with a center island/eating bar, 2 generous sized bedroom, 2 full bathrooms (a luxury ensuite), in-suite washer/dryer, A/C, underground parking, and an OVER SIZED covered balcony with a view of Edmonton's city skyline! The condo is truly "move-in" ready as it was just painted & new flooring was installed. In one of Edmonton's finest neighborhoods, you are walking distance to shopping, great bars/restaurants, and are only minutes to Downtown, the U of A and the River Valley. Condos do not often come on the market in this special building!

Built in 2004

### Essential Information

MLS® # E4440759

Price \$498,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,170                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 402 14205 96 Avenue |
| Area        | Edmonton            |
| Subdivision | Crestwood           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5N 0C2             |

### Amenities

|           |                                                  |
|-----------|--------------------------------------------------|
| Amenities | Parking-Visitor, Security Door, Storage-In-Suite |
| Parking   | Underground                                      |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                            |
| Fireplace         | Yes                                                                                  |
| Fireplaces        | Corner                                                                               |
| # of Stories      | 4                                                                                    |
| Stories           | 1                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | None, No Basement                                                                    |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior          | Concrete, Brick                                                   |
| Exterior Features | Landscaped, Paved Lane, Playground Nearby, Public Transportation, |

|              |                                     |
|--------------|-------------------------------------|
|              | Schools, Shopping Nearby, View City |
| Roof         | Asphalt Shingles                    |
| Construction | Concrete, Brick                     |
| Foundation   | Concrete Perimeter                  |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 3rd, 2025 |
| Days on Market | 13             |
| Zoning         | Zone 10        |
| Condo Fee      | \$707          |

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 12:17pm MDT