

\$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	5
Zoning	Zone 10
Condo Fee	\$707

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