

Courtesy Of Michael Pino Of RE/MAX Elite

## \$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.

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

### **Additional Information**

Date Listed	February 14th, 2025
Days on Market	53
Zoning	Zone 10
Condo Fee	\$750

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Listing information last updated on April 8th, 2025 at 5:02am MDT