

## \$207,500 - 135 16807 100 Avenue, Edmonton

MLS® #E4443555

### \$207,500

2 Bedroom, 2.00 Bathroom, 963 sqft

Condo / Townhouse on 0.00 Acres

Glenwood (Edmonton), Edmonton, AB

A Rare Original-Owner Gem in Glenwood on the Park! This bright and spacious 2-bedroom + den, 2-bath home offers a welcoming open-concept kitchen, dining, and living area filled with natural light from large windows. The primary suite features a walk-through closet and private 3-piece ensuite, while the second bedroom, den, and 4-piece main bath provide flexible space for guests or a home office. Enjoy the convenience of in-suite laundry and two titled underground stalls—one single, one tandem. The secure, well-managed building includes thoughtful amenities such as an underground car wash, beautifully landscaped grounds, and pristine common areas. Bonus for investors or future planning: currently tenant-occupied with a lease in place until June 2026, offering immediate rental income. Located in West Edmonton with quick access to shopping, transit, and major routes—this is an ideal opportunity you won't want to miss.

Built in 2004

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4443555  |
| Price     | \$207,500 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 963                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 135 16807 100 Avenue |
| Area        | Edmonton             |
| Subdivision | Glenwood (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5P 4Z6              |

### Amenities

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

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Natural Gas                                                           |
| # of Stories      | 4                                                                                |
| Stories           | 1                                                                                |
| Has Basement      | Yes                                                                              |
| Basement          | None, No Basement                                                                |

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                          |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                            |
| Construction      | Wood, Brick, Vinyl                                                                          |
| Foundation        | Concrete Perimeter                                                                          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 55              |
| Zoning         | Zone 22         |
| Condo Fee      | \$580           |

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Listing information last updated on August 14th, 2025 at 12:32pm MDT