

## **\$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 31  
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 July 4th, 2025 at 8:17am MDT