

## \$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	66
Zoning	Zone 22
Condo Fee	\$580

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