

# \$170,000 - 96 13435 97 Street, Edmonton

MLS® #E4438574

**\$170,000**

2 Bedroom, 1.00 Bathroom, 692 sqft

Condo / Townhouse on 0.00 Acres

Glengarry, Edmonton, AB

Great location, this nicely renovated and upgraded two bedroom apartment is close to Downtown, (only 5-7 minutes drive), and to the Shopping Mall, as well as schools, parks and businesses. Recently renovated with newer kitchen and bathroom, and with in suite laundry too! Condo fee includes everything, even electricity!

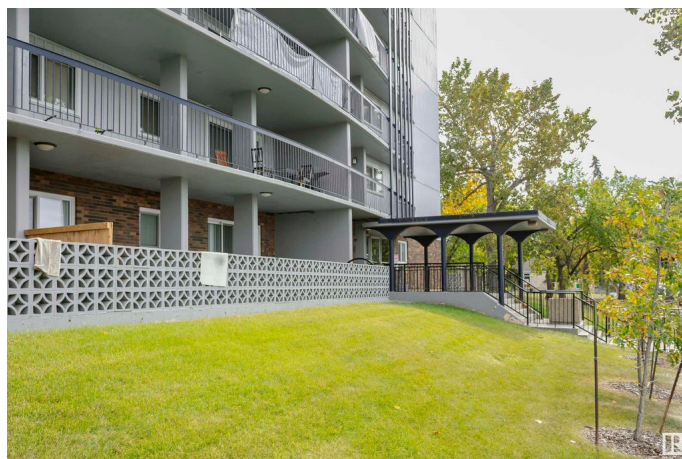
Built in 1969

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4438574               |
| Price          | \$170,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 692                    |
| Acres          | 0.00                   |
| Year Built     | 1969                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

## Community Information

|         |                    |
|---------|--------------------|
| Address | 96 13435 97 Street |
| Area    | Edmonton           |



|             |           |
|-------------|-----------|
| Subdivision | Glengarry |
| City        | Edmonton  |
| County      | ALBERTA   |
| Province    | AB        |
| Postal Code | T5H 4C8   |

### Amenities

|           |  |
|-----------|--|
| Amenities | Deck, Detectors Smoke, No Animal Home, No Smoking Home, Secured Parking, Security Door |
| Parking   | Underground  |

### Interior

|              |  |
|--------------|--|
| Appliances   | Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Baseboard, Natural Gas                                 |
| # of Stories | 9  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement                                      |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Concrete   |
| Exterior Features | Back Lane, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel   |
| Construction      | Concrete   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 26th, 2025 |
| Days on Market | 4              |
| Zoning         | Zone 02        |
| Condo Fee      | \$434          |

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 May 30th, 2025 at 10:47am MDT