

\$479,000 - 406 14205 96 Avenue, Edmonton

MLS® #E4460663

\$479,000

2 Bedroom, 2.00 Bathroom, 1,170 sqft

Condo / Townhouse on 0.00 Acres

Crestwood, Edmonton, AB

Incredible WEST facing, TOP floor 2 bed/2 bath corner unit in the heart of CRESTWOOD, with 2 TITLED u/g parking stalls, central A/C and much more! Welcome to "The Valleyview", a prestigious & exclusive condominium property with concrete & steel construction, 9' ceilings, beautiful brick and stone exterior and top notch finishings throughout. This nearly 1200 sq.ft. suite has been meticulously cared for and maintained by the original owner and is pet and smoke free. Plenty of gorgeous wood features throughout, including the cabinets, hardwood flooring and feature corner fireplace. Large, bright kitchen with stainless appliances and granite counters, including a peninsula island. 2 good sized bedrooms, 2 full baths, ensuite laundry, central vac, home theatre ceiling speakers, PLUS a large, west facing, and very private, covered deck with gas BBQ hookup. Fantastic location with great access to downtown, river valley and all amenities & directly across from the shops and services of Crestwood Centre.

Built in 2004

Essential Information

MLS® # E4460663

Price \$479,000

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	406 14205 96 Avenue
Area	Edmonton
Subdivision	Crestwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 0C2

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Intercom, No Animal Home, No Smoking Home, Secured Parking, Security Door, Storage Cage
Parking Spaces	2
Parking	Heated, Parkade, Underground, See Remarks

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop 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	Steel, Brick, Stone, Stucco
----------	-----------------------------

Exterior Features	Back Lane, Landscaped, Private Setting, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Steel, Brick, Stone, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 2nd, 2025
Days on Market	17
Zoning	Zone 10
Condo Fee	\$800

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 October 19th, 2025 at 7:17am MDT