

## **\$439,800 - 202 14205 96 Avenue, Edmonton**

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MLS® #E4464145

**\$439,800**

2 Bedroom, 2.00 Bathroom, 1,183 sqft

Condo / Townhouse on 0.00 Acres

Crestwood, Edmonton, AB

THE VALLEYVIEW in CRESTWOOD is an exclusive 24 unit complex consisting of STEEL & CONCRETE construction for increased sound barrier & durability. This beautifully maintained 1182 sqft unit features an open concept design with 9' ceilings, 2 bedrooms, 2 bathrooms, & convenient IN SUITE LAUNDRY. The well-appointed kitchen boasts crisp white cabinetry, island, & an adjacent dining area. Step through the garden door to the COVERED DECK, complete with a gas hookup for outdoor grilling. The living room is highlighted by a cozy GAS FIREPLACE & large north & east facing windows. The primary suite offers dual closets & a 4pc ensuite with soaker tub. The 2nd bedroom is on the opposite side of the unit for added privacy & is next to a 3pc main bath. Enjoy a TITLED UNDERGROUND PARKING stall with a storage locker & comfortable A/C . Situated next to Crestwood center with its many amenities, parks, schools, & easy access to trails weaving through the River Valley, a perfect blend of nature & urban convenience.



Built in 2004

### **Essential Information**

MLS® #                      E4464145

Price                        \$439,800

|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,183                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 202 14205 96 Avenue |
| Area        | Edmonton            |
| Subdivision | Crestwood           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5N 0C2             |

### Amenities

|           |                                                                                                                                                                                          |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Parking-Visitor, Secured Parking, Sprinkler System-Fire, Storage-Locker Room, Vinyl Windows |
| Parking   | Underground                                                                                                                                                                              |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                        |
| Fireplace         | Yes                                                                                                                              |
| Fireplaces        | Corner, Mantel, Tile Surround                                                                                                    |
| # of Stories      | 4                                                                                                                                |
| Stories           | 1                                                                                                                                |
| Has Basement      | Yes                                                                                                                              |
| Basement          | None, No Basement                                                                                                                |

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior          | Steel, Brick, Stone, Stucco                                                        |
| Exterior Features | Back Lane, Corner Lot, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                                       |
| Construction      | Steel, Brick, Stone, Stucco                                                        |
| Foundation        | Concrete Perimeter                                                                 |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 28th, 2025 |
| Days on Market | 6                  |
| Zoning         | Zone 10            |
| Condo Fee      | \$750              |

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Listing information last updated on November 3rd, 2025 at 8:02pm MST