

## \$89,900 - 43 13435 97 Street, Edmonton

MLS® #E4443595

**\$89,900**

1 Bedroom, 1.00 Bathroom, 452 sqft

Condo / Townhouse on 0.00 Acres

Glengarry, Edmonton, AB

Are you looking to downsize or are you a student looking for something of your own where you are not renting? Whatever the case may be this quant cozy 1 bedroom suite is looking for a new owner. The condo is located walking distance to ALL amenities and only a short drive to access Edmonton's downtown core. The condo features 1 great sized bedroom, a 4 piece bathroom, living room and a kitchen area. There is also a great patio to sit and sip your morning coffee or evening wine! The building has laundry services available and is overall a clean and well kept building. Do not wait to see this cozy condo!

Built in 1969

### Essential Information

|                |                     |
|----------------|---------------------|
| MLS® #         | E4443595            |
| Price          | \$89,900            |
| Bedrooms       | 1                   |
| Bathrooms      | 1.00                |
| Full Baths     | 1                   |
| Square Footage | 452                 |
| Acres          | 0.00                |
| Year Built     | 1969                |
| Type           | Condo / Townhouse   |
| Sub-Type       | Apartment High Rise |



|        |                        |
|--------|------------------------|
| Style  | Single Level Apartment |
| Status | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 43 13435 97 Street |
| Area        | Edmonton           |
| Subdivision | Glengarry          |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5E 4C8            |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | See Remarks |
| Parking Spaces | 1           |
| Parking        | Stall       |

### Interior

|              |                        |
|--------------|------------------------|
| Appliances   | None                   |
| Heating      | Hot Water, Natural Gas |
| # of Stories | 9                      |
| Stories      | 1                      |
| Has Basement | Yes                    |
| Basement     | None, No Basement      |

### Exterior

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

### Additional Information

|                 |                 |
|-----------------|-----------------|
| Date Listed     | June 20th, 2025 |
| Days on Market  | 18              |
| Zoning          | Zone 02         |
| RE / Bank Owned | Yes             |
| Condo Fee       | \$434           |

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