

## \$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	13
Zoning	Zone 02
RE / Bank Owned	Yes
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 July 3rd, 2025 at 10:03am MDT