

## **\$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 | 19                |
| Zoning         | Zone 10           |
| Condo Fee      | \$800             |

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Listing information last updated on October 21st, 2025 at 5:32pm MDT