

## \$194,900 - 16537 100 Street, Edmonton

MLS® #E4433190

**\$194,900**

3 Bedroom, 1.50 Bathroom, 1,045 sqft

Condo / Townhouse on 0.00 Acres

Lorelei, Edmonton, AB

Perfect for Investors or first-time buyers! This 2-storey townhouse in family-friendly Lorelei offers 3 bedrooms and a 4-piece bath upstairs. The main floor features an open-concept kitchen/dining area, powder room; and a cozy living room with direct access to a fenced private yard. Includes an assigned parking stall and an unspoiled basement with laundry. Enjoy low condo fees and maintenance-free outdoor spaces - grass mowing and snow removal up to your door by KDM. Conveniently located near 97 Street, Downtown, Anthony Henday, transit, shopping, schools, parks, and Lake Beaumaris and trails. Move-in ready with great potential!

Built in 1982

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4433190          |
| Price          | \$194,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,045             |
| Acres          | 0.00              |
| Year Built     | 1982              |
| Type           | Condo / Townhouse |



|          |           |
|----------|-----------|
| Sub-Type | Townhouse |
| Style    | 2 Storey  |
| Status   | Active    |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 16537 100 Street |
| Area        | Edmonton         |
| Subdivision | Lorelei          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 5H4          |

### Amenities

|           |  |
|-----------|--|
| Amenities | No Animal Home, No Smoking Home, Parking-Visitor |
| Parking   | Stall  |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                             |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Unfinished                                      |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco, Vinyl  |
| Exterior Features | Fenced, Low Maintenance Landscape, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco, Vinyl  |
| Foundation        | Concrete Perimeter   |

### School Information

|            |                  |
|------------|------------------|
| Elementary | Florence Hallock |
| Middle     | Mary Butterworth |
| High       | Queen Elizabeth  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 28th, 2025 |
| Days on Market | 10               |

|           |         |
|-----------|---------|
| Zoning    | Zone 27 |
| Condo Fee | \$260   |

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Listing information last updated on May 8th, 2025 at 2:32am MDT