

## \$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	2

Zoning	Zone 27
Condo Fee	\$260

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