

## \$273,000 - 405 9820 165 Street, Edmonton

MLS® #E4432173

**\$273,000**

2 Bedroom, 2.00 Bathroom, 1,102 sqft  
Condo / Townhouse on 0.00 Acres

Glenwood (Edmonton), Edmonton, AB

Bright & spacious west-facing, top-floor unit in The Vanier, overlooking the park! Enjoy 1,100 sqft, 2 BR + den, 2 bathrooms, and in-suite laundry! Updated with vinyl plank, hardwood & carpet floors. The spacious kitchen has updated cabinets, plenty of workspace, including a movable island, and open dining area. The sunny living room has plenty of space for entertaining and includes access to the balcony that overlooks the large trees and park. The primary suite is spacious, with a large walk-in closet and a 3-pce ensuite including walk-in shower. The 2nd bedroom has plenty of room for a queen-sized guest bed or a tv area. The condo includes a den, perfect for an office & reading room, and another 3-pce bathroom. The titled parking stall is underground, along with a car wash, and secure storage unit. The building has an active social calendar, with multiple common areas, a guest room, an exercise room, and small pets are allowed with board approval. Don't miss this rare location in a desirable building!

Built in 2008

### Essential Information

MLS® #	E4432173
Price	\$273,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,102
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	405 9820 165 Street
Area	Edmonton
Subdivision	Glenwood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 0N3

### Amenities

Amenities	Car Wash, Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Exercise Room, Guest Suite, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Smart/Program. Thermostat, Recreation Room/Centre, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Vinyl Windows, Storage Cage
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Freezer, Garage Control, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, Curtains and Blinds
Heating	Fan Coil, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Flat Site, Landscaped, Low Maintenance Landscape, Picnic Area, Public Swimming Pool, Public Transportation, Shopping Nearby
Roof	EPDM Membrane
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 23rd, 2025
Days on Market	8
Zoning	Zone 22
Condo Fee	\$682

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Listing information last updated on May 1st, 2025 at 4:02pm MDT