

## **\$169,900 - 117 9820 165 Street, Edmonton**

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MLS® #E4430070

**\$169,900**

1 Bedroom, 1.00 Bathroom, 765 sqft

Condo / Townhouse on 0.00 Acres

Glenwood (Edmonton), Edmonton, AB

Welcome to this friendly seniors condo in the heart of Glenwood, designed exclusively for the 55+ community! Step inside & discover an open floor plan that feels spacious & inviting with a ton of natural light making it perfect for entertaining or enjoying a quiet evening at home. The generously sized bedroom offers a peaceful retreat, with plenty of room for your furnishings, while the 4-piece bathroom ensures comfort and accessibility for those with mobility issues. In-suite laundry adds extra convenience & there's easy access to your private outdoor patio—ideal for pets, morning coffee or relaxing afternoons. Enjoy fantastic amenities available right at your doorstep such as a social room, fitness area, games room, library, and regular organized activities—perfect for staying active and connected with neighbours. All situated close to shopping, medical services, public transit, and walking trails. Truly everything you need for convenient senior living including A/C!



Built in 2008

### **Essential Information**

MLS® #	E4430070
Price	\$169,900
Bedrooms	1
Bathrooms	1.00

Full Baths	1
Square Footage	765
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	117 9820 165 Street
Area	Edmonton
Subdivision	Glenwood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 0N3

### Amenities

Amenities	Air Conditioner, Car Wash, Ceiling 9 ft., Dance Floor, Deck, Detectors Smoke, Exercise Room, Guest Suite, Hot Water Natural Gas, Parking-Extra, Parking-Visitor, Party Room, Patio, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Storage Cage
Parking	Heated, Underground

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Fan Coil, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Landscaped, Picnic Area, Playground Nearby, Public Transportation, Shopping Nearby, See Remarks
Roof	EPDM Membrane
Construction	Wood, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 10th, 2025  
Days on Market                40  
Zoning                              Zone 22  
Condo Fee                        \$570

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