

\$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 | 7 |
| Zoning | Zone 22 |
| Condo Fee | \$682 |

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Listing information last updated on April 30th, 2025 at 10:32am MDT