

## \$225,000 - 109 9820 165 Street, Edmonton

MLS® #E4426127

**\$225,000**

2 Bedroom, 2.00 Bathroom, 972 sqft

Condo / Townhouse on 0.00 Acres

Glenwood (Edmonton), Edmonton, AB

Excellent value & incredible amenities in this exclusively 55+ condo nestled in a park like setting. This main floor 2 bdrm unit has multiple upgrades throughout. Bright open floor plan, new appliances, granite counter tops, new paint, 2 bedroom, 2 bath unit with in suite laundry & storage. The unit opens to a beautiful walking path with a park for picnics with the family. Two titled parking spots, the underground parking sure can take the bite out of winter and the free car wash keeps the grime off your car. The beautiful foyer with a winding staircase leads you to discover all the amenities included in your new home, including a puzzle room, meeting room, ballroom/event room, gym, library, guest suite, free carwash in the parkade & many spots to have tea and gossip with the neighbours. There's always something going on at the Vanier! Pets are permitted with board approval. Buses, shopping, restaurants, medical/dental care & all the amenities you could ask for are just steps away.

Built in 2008

### Essential Information

MLS® # E4426127

Price \$225,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	972
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	109 9820 165 Street
Area	Edmonton
Subdivision	Glenwood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 0N3

### **Amenities**

Amenities	Air Conditioner, Car Wash, Dance Floor, No Animal Home, No Smoking Home, Parking-Visitor, Storage-In-Suite
Parking Spaces	2
Parking	2 Outdoor Stalls, Heated, Parkade, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Fan Coil, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	EPDM Membrane
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 17th, 2025
Days on Market	22
Zoning	Zone 22
Condo Fee	\$749

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