

## \$169,980 - 214 9820 165 Street, Edmonton

MLS® #E4443055

**\$169,980**

1 Bedroom, 1.00 Bathroom, 762 sqft

Condo / Townhouse on 0.00 Acres

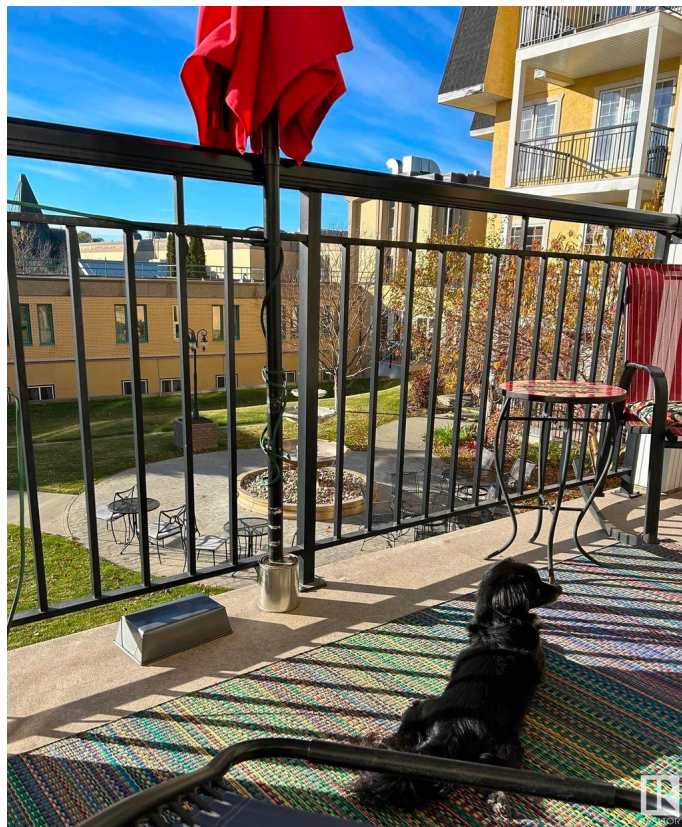
Glenwood (Edmonton), Edmonton, AB

Price reduced! This beautiful, south facing condo in the well-appointed Vanier 55+ Condominium overlooks the fountain & a patio filled with flowers. With a particularly large balcony, this unit is spacious & close to many amenities. With freshly painted walls, you will enjoy the lightness & brightness of this unit. The kitchen has all you need, including a water & ice dispenser in the fridge. Your own fan coil unit in the suite allows full control of air conditioning or heating. Entertain in the suite or use the building's formal dining room, puzzle room, pool table, shuffleboard, multi use card room and workout room. This property is beautifully decorated & shows pride of ownership. Special levy for the new balconies is fully paid by the seller. With a large laundry room, 214 has underground parking & storage, plus a great car wash! Pets allowed with Board approval.

Built in 2008

### Essential Information

MLS® #	E4443055
Price	\$169,980
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	762



Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	214 9820 165 Street
Area	Edmonton
Subdivision	Glenwood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 0N3

### **Amenities**

Amenities	Off Street Parking, Air Conditioner, Car Wash, Ceiling 9 ft., Detectors Smoke, Exercise Room, Guest Suite, Intercom, Low Flow Faucets/Shower, Party Room, Smart/Program. Thermostat, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Vinyl Windows, Storage Cage
Parking Spaces	1
Parking	Parkade

### **Interior**

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

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco

Foundation                      Concrete Perimeter

**School Information**

Elementary                      AledaPatterson&AlexJanvier  
Middle                              Alex Janvier  
High                                 Jasper Place

**Additional Information**

Date Listed                      June 17th, 2025  
Days on Market                18  
Zoning                              Zone 22  
Condo Fee                        \$578



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