

## \$239,900 - 209 9820 165 Street, Edmonton

MLS® #E4449377

**\$239,900**

2 Bedroom, 2.00 Bathroom, 968 sqft

Condo / Townhouse on 0.00 Acres

Glenwood (Edmonton), Edmonton, AB

Every once in a while, a Vanier property becomes available that has it all. This is one of them! The carpets have been professionally cleaned, the suite has been painted, and vinyl plank flooring has just been installed! Oh yes! The kitchen appliances have been replaced, and the A/C has just been "tuned up"! The cabinetry and backsplash were recently updated, and offers in suite laundry and ample storage! The piece de resistance however, is its location, which is in the back WEST corner of the building. No traffic, no distractions, just peace and quiet, sitting on your balcony! Gotta love it! And in a building such as The Vanier(55+) which offers so much, truly remarkable. Featured here for amenities: UNGRD parking, a car wash, exercise room, games/party rooms....a guest suite, plenty of visitor parking, and an active social club! The Vanier has excellent proximity to shopping, houses of worship, transit, with easy access to major arterials. Check this beauty out!

Built in 2008

### Essential Information

MLS® #	E4449377
Price	\$239,900
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	968
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	209 9820 165 Street
Area	Edmonton
Subdivision	Glenwood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 0N3

### Amenities

Amenities	Air Conditioner, Car Wash, Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Exercise Room, Exterior Walls- 2"x6", Guest Suite, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Recreation Room/Centre, Security Door, Social Rooms, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows, Storage Cage
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	ensuite bathroom
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	4
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Stucco
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Exterior Features	Backs Onto Park/Trees, Level Land, Low Maintenance Landscape, No Back Lane, No Through Road, Public Transportation, Shopping Nearby
Roof	EPDM Membrane
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 24th, 2025
Days on Market	7
Zoning	Zone 22
Condo Fee	\$709

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