

## \$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 |
|----------|---------------------|

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| 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 | 10              |
| Zoning         | Zone 22         |
| Condo Fee      | \$709           |

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Listing information last updated on August 3rd, 2025 at 5:17pm MDT