

## \$179,900 - 214 9820 165 Street, Edmonton

MLS® #E4443055

**\$179,900**

1 Bedroom, 1.00 Bathroom, 762 sqft

Condo / Townhouse on 0.00 Acres

Glenwood (Edmonton), Edmonton, AB

A spectacularly bright, beautiful & south facing condo overlooking the fountain & flowers in the well-appointed Vanier 55+ Condominium. Offering one of the larger balconies for a 1 bedroom suite 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. Entertain in the suite or use the building's formal dining room, puzzle room, pool table, shuffleboard, multi use card room or get your sweat on in the workout room. There's also a lovely large multi-use space with full kitchen on the second floor. Your own fan coil unit in the suite allows full control of air conditioning or heating. This property is beautifully decorated & shows pride of ownership. Quick possession possible. Special levy for the new balconies is fully paid by the seller. Heated underground parking & storage, plus a great car wash! Pets allowed with Board approval.

Built in 2008

### Essential Information

MLS® #	E4443055
Price	\$179,900
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	17
Zoning	Zone 22
Condo Fee	\$578



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