

## \$259,000 - 103 9820 165 Street, Edmonton

MLS® #E4443770

**\$259,000**

2 Bedroom, 2.00 Bathroom, 1,040 sqft  
Condo / Townhouse on 0.00 Acres

Glenwood (Edmonton), Edmonton, AB

Welcome to The Vanier where a vibrant 55+ community and comfort thrive in West Edmonton. This bright main-floor Garden-facing condo offers 2 bedrooms, 2 baths, and convenient heated underground parking with storage cage (just steps away). Highlights include - 9'™ ceilings, Open-Concept layout, Park Views & Abundant Natural Light throughout. The Kitchen has expansive cabinetry, a dedicated pantry, under cabinet lighting, garburator and center island. Dedicated dining space and Functional Living Space. The King Sized primary suite can accomodate larger furnishings & offers flexiblty of space + a walk-in closet and 3pc ensuite. A second bedroom/Den/Office and 4pc guest bath. Extras include in-suite laundry/ storage room and a private deck overlooking the mature trees. This building offers outstanding amenities: library, exercise room, party room, guest suite, car wash, social areas, shuffleboard and pool tables. Located on transit routes and within walking distance to groceries, shops, and medical services.

Built in 2008

### Essential Information

MLS® #	E4443770
Price	\$259,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,040
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	103 9820 165 Street
Area	Edmonton
Subdivision	Glenwood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 0N3

### Amenities

Amenities	Off Street Parking, On Street Parking, Deck, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Recreation Room/Centre, Secured Parking, Security Door, Storage-In-Suite, See Remarks, Storage Cage
Parking	Heated, Parkade, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Fan Coil, Natural Gas, Water
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

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

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

### **Additional Information**

Date Listed	June 19th, 2025
Days on Market	80
Zoning	Zone 22
Condo Fee	\$749

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