

## \$164,500 - 111 9820 165 Street, Edmonton

MLS® #E4448522

**\$164,500**

1 Bedroom, 1.00 Bathroom, 770 sqft

Condo / Townhouse on 0.00 Acres

Glenwood (Edmonton), Edmonton, AB

Welcome to The Vanier – a vibrant, NON-SMOKING building with a wonderful community feel, and your pets are welcome too! Amenities include; social room, gym, games room, library, guest suite, & even a car wash! This original owner unit has been beautifully maintained and features brand new paint and carpets throughout. The kitchen's perfect for entertaining with lots of cabinet space and upgraded stainless steel appliances. The connecting dining and living room is filled with light, and leads onto your private patio area with gated access onto green space. The Primary suite can accommodate any size bed and has two large closets. There is also a large in-suite laundry with storage space, and underground parking with another large storage cage. The Vanier is not just a place to live; it's a place to thrive, socialize, and make memories. This is where your new chapter begins. Where neighbors become friends, and life is full of fun-filled moments.

Built in 2008

### Essential Information

MLS® # E4448522

Price \$164,500

Bedrooms 1



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 770                    |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 111 9820 165 Street |
| Area        | Edmonton            |
| Subdivision | Glenwood (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5P 0N3             |

### Amenities

|           |                                                                                                                     |
|-----------|---------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Car Wash, Guest Suite, Parking-Visitor, Patio, Recreation Room/Centre, Social Rooms, Vinyl Windows |
| Parking   | Heated, Underground                                                                                                 |

### Interior

|              |                                                                                                                                                  |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Fan Coil, Combination                                                                                                                            |
| # of Stories | 4                                                                                                                                                |
| Stories      | 4                                                                                                                                                |
| Has Basement | Yes                                                                                                                                              |
| Basement     | None, No Basement                                                                                                                                |

### Exterior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                                                      |
| Exterior Features | Cross Fenced, Fenced, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Private Setting, Public Transportation, Shopping Nearby |
| Roof              | EPDM Membrane                                                                                                                            |

|              |                     |
|--------------|---------------------|
| Construction | Wood, Brick, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 57              |
| Zoning         | Zone 22         |
| Condo Fee      | \$578           |

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Listing information last updated on September 13th, 2025 at 5:32pm MDT