

## \$364,900 - 32 9704 165 Street, Edmonton

MLS® #E4464958

### \$364,900

3 Bedroom, 2.50 Bathroom, 1,130 sqft  
Condo / Townhouse on 0.00 Acres

Glenwood (Edmonton), Edmonton, AB

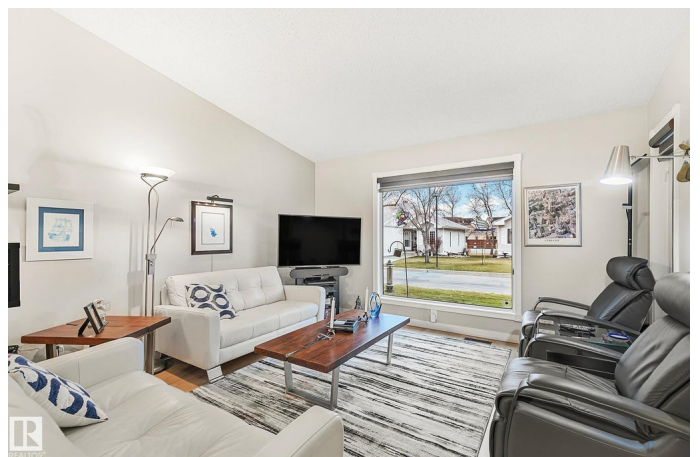
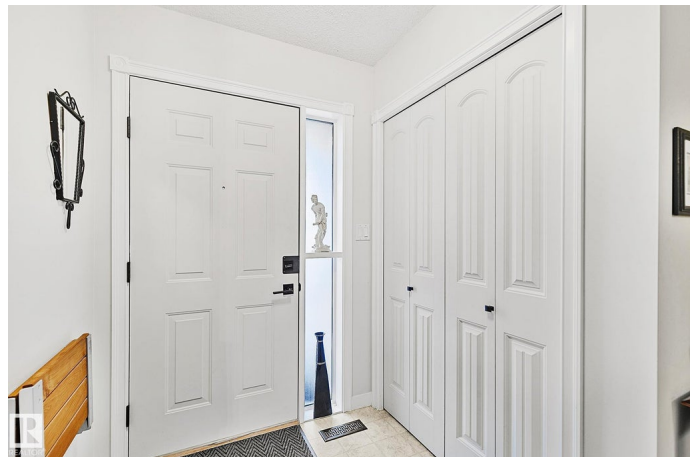
**ADULT COMPLEX! BEAUTIFULLY RENOVATED!** Comfortable bungalow style unit offers a bright open layout with thoughtful upgrades. Contemporary kitchen has modern white cabinetry, custom pantry, stainless appliances & access to a sunny south facing deck overlooking greenspace. Spacious living & dining room have vaulted ceiling with natural light flooding in from the perfectly placed solar tube. Generous size master bedroom with 2pce ensuite plus second bedroom, 3pce main bath with walk-in shower & convenient main floor laundry complete this level. Finished basement offers tons of additional living space with a large bedroom, 3pce bath, rec room, storage & workshop area. Enjoy year round comfort with central A/C & heated garage. Featuring laminate flooring, built-in vacuum system & upgraded attic insulation. This 50+ complex has an amenities building that hosts community events & is available to rent. Invite guests over & take advantage of ample visitor parking. This is a place you will be proud to call home!

Built in 1990

### Essential Information

MLS® # E4464958

Price \$364,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,130             |
| Acres          | 0.00              |
| Year Built     | 1990              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 32 9704 165 Street  |
| Area        | Edmonton            |
| Subdivision | Glenwood (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5P 4W4             |

### Amenities

|           |                                                                                     |
|-----------|-------------------------------------------------------------------------------------|
| Amenities | Club House, Deck, No Animal Home, No Smoking Home, Parking-Visitor, Vaulted Ceiling |
| Parking   | Single Garage Attached                                                              |

### Interior

|                   |                                                                                                                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                        |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                                                                                     |
| Fireplaces        | Corner                                                                                                                                                                                                                                  |
| Stories           | 2                                                                                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                                                                                     |
| Basement          | Full, Finished                                                                                                                                                                                                                          |

### Exterior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                   |
| Exterior Features | Landscaped, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                              |
| Construction      | Wood, Vinyl                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                            |

### **School Information**

|            |                          |
|------------|--------------------------|
| Elementary | ANNUNCIATION             |
| Middle     | ST. THOMAS MORE/WESTLAWN |
| High       | ST.FX/JASPER PLACE       |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 6th, 2025 |
| Days on Market | 5                  |
| Zoning         | Zone 22            |
| Condo Fee      | \$435              |

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Listing information last updated on November 11th, 2025 at 12:02pm MST