

## **\$332,500 - 23 9704 165 Street, Edmonton**

MLS® #E4435153

### **\$332,500**

2 Bedroom, 1.50 Bathroom, 1,132 sqft  
Condo / Townhouse on 0.00 Acres

Glenwood (Edmonton), Edmonton, AB

Welcome to Horizon Village Glenwood a 50-PLUS community. This is a well-managed property with a great clubhouse facility and plenty of visitors parking; short distance away from Meadowlark Medical Centre, West Edmonton Mall, and ETS has a smart bus stop in front of the Village for easy transportation. This south facing townhouse features newer hardwood floor throughout and offers a living room, dining room, eat in kitchen, 2 bedrooms are 2 bathrooms with main floor laundry. The bright kitchen features quality cabinetry, white appliances, pantry and eating area. The primary bedroom is generous, and has 2 large closets and a 2 piece ensuite bathroom. There's a fair size second guest bedroom with a 3 piece main bathroom that features a walk in shower that can be converted back to a tub and shower. The basement is unfinished and has roughed-in plumbing for an additional bathroom. The back yard is nicely landscaped and there is a back deck that offers a great place to BBQ off the kitchen.

Built in 1990

### **Essential Information**

MLS® #	E4435153
Price	\$332,500
Bedrooms	2



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,132
Acres	0.00
Year Built	1990
Type	Condo / Townhouse
Sub-Type	Duplex Side By Side
Style	Bungalow
Status	Active

### Community Information

Address	23 9704 165 Street
Area	Edmonton
Subdivision	Glenwood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 4W4

### Amenities

Amenities	Club House, Deck, Detectors Smoke, Parking-Visitor
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, No Through Road, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 8th, 2025  
Days on Market                4  
Zoning                              Zone 22  
Condo Fee                        \$420

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