

## \$179,900 - 204 9945 167 Street, Edmonton

MLS® #E4445149

**\$179,900**

2 Bedroom, 2.00 Bathroom, 955 sqft

Condo / Townhouse on 0.00 Acres

Glenwood (Edmonton), Edmonton, AB

A Beautiful Building in a Prime Location! This lovely 2-bed 2-bath condo features an airy, open floor plan. Its corner location results in a quiet unit with a private patio sheltered by trees. The kitchen has ample cabinets, a new dishwasher and Samsung microwave, and a centre island with seating. The living room has lots of light and opens onto the large balcony. The dining room has ample room for a large dining suite. The primary suite features double closets and a 4-pc ensuite. The 2nd bedroom is situated next to the 4-pc main bathroom which also features a stackable washer and dryer. The stairwell is a few steps away and provides direct access to the parking lot. Continue down the stairs to the underground parking lot where your titled spot is right by the doors. Situated on the West End, close to West Edmonton Mall and Grant McEwan's orange hub, and just 10 blocks from the new Valley Line of the LR, set to be completed in 3 yrs. Public transportation, shopping and restaurant options are all close by.

Built in 2007

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4445149  |
| Price    | \$179,900 |
| Bedrooms | 2         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 955                    |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 204 9945 167 Street |
| Area        | Edmonton            |
| Subdivision | Glenwood (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5P 0K5             |

### Amenities

|           |                                                                                                           |
|-----------|-----------------------------------------------------------------------------------------------------------|
| Amenities | Deck, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Sprinkler System-Fire, Storage-In-Suite |
| Parking   | Stall, Underground                                                                                        |

### Interior

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

### Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                          |
| Exterior Features | Fruit Trees/Shrubs, Landscaped, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 30th, 2025 |
| Days on Market | 76              |
| Zoning         | Zone 22         |
| Condo Fee      | \$530           |

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Listing information last updated on September 14th, 2025 at 3:17am MDT