

## \$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 â€” 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	58
Zoning	Zone 22
Condo Fee	\$578

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Listing information last updated on September 14th, 2025 at 1:47am MDT