

## \$204,900 - 309 9820 165 Street, Edmonton

MLS® #E4463965

**\$204,900**

2 Bedroom, 2.00 Bathroom, 977 sqft

Condo / Townhouse on 0.00 Acres

Glenwood (Edmonton), Edmonton, AB

Welcome to this beautifully maintained 2-bedroom, 2-bath home in a sought-after 55+ community! This spacious suite features a bright open layout with a well-appointed kitchen offering a convenient pantry, and a functional island—perfect for meal prep or entertaining. The generous primary bedroom includes a walk-in closet and a private 3-piece ensuite. Enjoy the convenience of in-suite laundry with additional storage space. Heated, titled underground parking and a private storage cage are included. Residents enjoy fantastic amenities such as a games room, lounge, library, car wash, and a fully furnished guest suite. Ideally located near the Misericordia Hospital and connected to an adjoining care centre, this home offers both comfort and peace of mind. Relax on your private balcony and enjoy maintenance-free living in this wonderful community.

Built in 2008

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4463965  |
| Price          | \$204,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 977       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2008                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 309 9820 165 Street |
| Area        | Edmonton            |
| Subdivision | Glenwood (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5P 0N3             |

### **Amenities**

|           |                                                                                                                      |
|-----------|----------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Car Wash, Exercise Room, Guest Suite, Parking-Visitor, Party Room, Storage-Locker Room, See Remarks |
| Parking   | Heated, Underground                                                                                                  |

### **Interior**

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Fan Coil, Hot Water, Natural Gas                                                   |
| Fireplace         | Yes                                                                                |
| Fireplaces        | Corner                                                                             |
| # of Stories      | 4                                                                                  |
| Stories           | 1                                                                                  |
| Has Basement      | Yes                                                                                |
| Basement          | None, No Basement                                                                  |

### **Exterior**

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                    |
| Exterior Features | Landscaped, Public Transportation, Shopping Nearby, See Remarks |
| Roof              | Fiberglass                                                      |
| Construction      | Wood, Stucco                                                    |
| Foundation        | Concrete Perimeter                                              |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 28th, 2025 |
| Days on Market | 9                  |
| Zoning         | Zone 22            |
| Condo Fee      | \$709              |

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Listing information last updated on November 6th, 2025 at 7:32am MST