

## \$225,000 - 216 9820 165 Street, Edmonton

MLS® #E4451170

**\$225,000**

2 Bedroom, 2.00 Bathroom, 1,049 sqft  
Condo / Townhouse on 0.00 Acres

Glenwood (Edmonton), Edmonton, AB

Welcome to The Vanier—a well-run, 55+ community in Glenwood with a sunny south-facing 2-bed/2-bath layout and 9-ft ceilings. The plan is open and functional with a generous dining/living area, a king-sized primary with walk-in closet and large ensuite, plus in-suite storage. Step out to your south deck overlooking green space/trees. The building delivers the lifestyle: guest suite, social/party room (yes, a dance floor), fitness room, car-wash bay, secured/visitor parking, and more. Fees include heat, water/sewer, exterior maintenance, pro mgmt, and common-area utilities. And the kicker: three titled parking stalls—one heated underground + two surface (rare for this building). Central west-end location with shopping and transit nearby. Non-smoking building; small pets w/ board approval.

Built in 2008

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4451170  |
| Price          | \$225,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,049     |
| Acres          | 0.00      |



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

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 216 9820 165 Street |
| Area        | Edmonton            |
| Subdivision | Glenwood (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5P 0N3             |

### Amenities

|                |                                                                                                                                                                                                                               |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Car Wash, Dance Floor, Detectors Smoke, Exercise Room, Hot Water Natural Gas, Parking-Extra, Parking-Visitor, Party Room, Patio, Recreation Room/Centre, Social Rooms, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows |
| Parking Spaces | 3                                                                                                                                                                                                                             |
| Parking        | 2 Outdoor Stalls, Heated, Underground, See Remarks                                                                                                                                                                            |

### Interior

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

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                 |
| Exterior Features | Public Transportation, Shopping Nearby, See Remarks |
| Roof              | EPDM Membrane                                       |
| Construction      | Wood, Brick, Stucco                                 |
| Foundation        | Concrete Perimeter                                  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 15               |
| Zoning         | Zone 22          |
| Condo Fee      | \$815            |

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Listing information last updated on August 20th, 2025 at 3:47pm MDT