

\$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	20
Zoning	Zone 22
Condo Fee	\$815

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