

## \$214,900 - 103 9820 165 Street, Edmonton

MLS® #E4443770

**\$214,900**

2 Bedroom, 2.00 Bathroom, 1,040 sqft  
Condo / Townhouse on 0.00 Acres

Glenwood (Edmonton), Edmonton, AB

Welcome to The Vanier where a vibrant 55+ community and comfort thrive in West Edmonton. This bright main-floor Garden-facing condo offers 2 bedrooms, 2 baths, and convenient heated underground parking with storage cage (just steps away). Highlights include - 9'™ ceilings, Open-Concept layout, Park Views & Abundant Natural Light throughout. The Kitchen has expansive cabinetry, a dedicated pantry, under cabinet lighting, garburator and center island. Dedicated dining space and Functional Living Space. The King Sized primary suite can accomodate larger furnishings & offers flexiblty of space + a walk-in closet and 3pc ensuite. A second bedroom/Den/Office and 4pc guest bath. Extras include in-suite laundry/ storage room and a private deck overlooking the mature trees. This building offers outstanding amenities: library, exercise room, party room, guest suite, car wash, social areas, shuffleboard and pool tables. Located on transit routes and within walking distance to groceries, shops, and medical services.

Built in 2008

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4443770  |
| Price  | \$214,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,040                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 103 9820 165 Street |
| Area        | Edmonton            |
| Subdivision | Glenwood (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5P 0N3             |

### Amenities

|           |                                                                                                                                                                                                              |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Deck, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Recreation Room/Centre, Secured Parking, Security Door, Storage-In-Suite, See Remarks, Storage Cage |
| Parking   | Heated, Parkade, Underground                                                                                                                                                                                 |

### Interior

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

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                             |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |

|              |                     |
|--------------|---------------------|
| Roof         | EPDM Membrane       |
| Construction | Wood, Brick, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 84              |
| Zoning         | Zone 22         |
| Condo Fee      | \$749           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 11th, 2025 at 4:47am MDT