

## \$275,000 - 207 9820 165 Street, Edmonton

MLS® #E4440933

**\$275,000**

2 Bedroom, 2.00 Bathroom, 1,101 sqft  
Condo / Townhouse on 0.00 Acres

Glenwood (Edmonton), Edmonton, AB

Welcome to this bright & spacious 2-bedroom, 2-bathroom CORNER UNIT, perfectly designed for comfortable & connected living. This well-maintained home features an open-concept layout filled with natural light & massive west-facing deck with a view of the park, ideal for relaxing evenings, gardening or hosting friends. Enjoy the convenience of TWO parking stalls, including an underground stall. Inside, the thoughtful layout separates the bedrooms for added privacy, with the primary suite offering a full ensuite & ample closet space. Beyond your door, the building offers an impressive list of amenities including a library stocked with books & DVDs, a puzzle room perfect for quiet hobbies, & a vibrant community room that hosts regular events. This building is more than just a place to live—it's a welcoming community where neighbors become friends. From afternoon teas & summer BBQs to festive dances & game nights, there's always something happening. Downsizing? Looking for new friends? Its all here.

Built in 2008

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4440933  |
| Price  | \$275,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,101                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 207 9820 165 Street |
| Area        | Edmonton            |
| Subdivision | Glenwood (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5P 0N3             |

### Amenities

|                |                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------|
| Amenities      | Car Wash, Guest Suite, Parking-Plug-Ins, Parking-Visitor, Party Room, Social Rooms, Storage Cage |
| Parking Spaces | 2                                                                                                |
| Parking        | Heated, Parkade, Underground, See Remarks                                                        |

### Interior

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

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                           |
| Exterior Features | Backs Onto Park/Trees, Picnic Area, Playground Nearby, Public |

|              |                                          |
|--------------|------------------------------------------|
|              | Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles, EPDM Membrane          |
| Construction | Wood, Brick, Stucco                      |
| Foundation   | Concrete Perimeter                       |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 60             |
| Zoning         | Zone 22        |
| Condo Fee      | \$822          |

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 August 5th, 2025 at 7:47pm MDT