

## \$169,900 - 117 9820 165 Street, Edmonton

MLS® #E4430070

**\$169,900**

1 Bedroom, 1.00 Bathroom, 765 sqft

Condo / Townhouse on 0.00 Acres

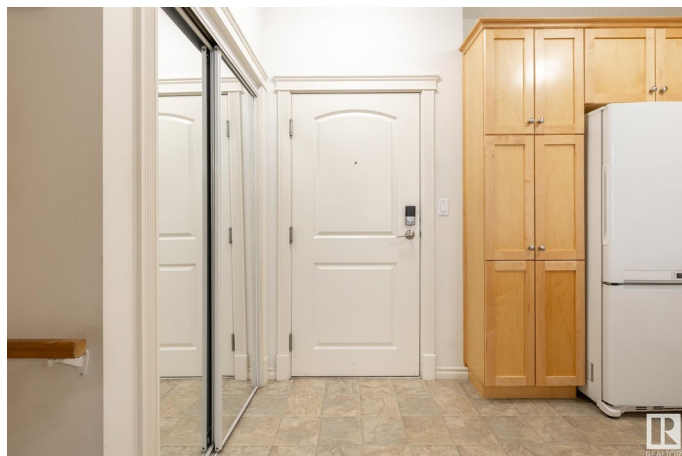
Glenwood (Edmonton), Edmonton, AB

Welcome to this friendly seniors condo in the heart of Glenwood, designed exclusively for the 55+ community! Step inside & discover an open floor plan that feels spacious & inviting with a ton of natural light making it perfect for entertaining or enjoying a quiet evening at home. The generously sized bedroom offers a peaceful retreat, with plenty of room for your furnishings, while the 4-piece bathroom ensures comfort and accessibility for those with mobility issues. In-suite laundry adds extra convenience & there's easy access to your private outdoor patio—ideal for pets, morning coffee or relaxing afternoons. Enjoy fantastic amenities available right at your doorstep such as a social room, fitness area, games room, library, and regular organized activities—perfect for staying active and connected with neighbours. All situated close to shopping, medical services, public transit, and walking trails. Truly everything you need for convenient senior living including A/C!

Built in 2008

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4430070  |
| Price     | \$169,900 |
| Bedrooms  | 1         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 765                    |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 117 9820 165 Street |
| Area        | Edmonton            |
| Subdivision | Glenwood (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5P 0N3             |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Car Wash, Ceiling 9 ft., Dance Floor, Deck, Detectors Smoke, Exercise Room, Guest Suite, Hot Water Natural Gas, Parking-Extra, Parking-Visitor, Party Room, Patio, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Storage Cage |
| Parking   | Heated, Underground  |

### Interior

|              |  |
|--------------|--|
| 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, Stucco  |
| Exterior Features | Landscaped, Picnic Area, Playground Nearby, Public Transportation, Shopping Nearby, See Remarks |
| Roof              | EPDM Membrane   |
| Construction      | Wood, Stucco  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 10th, 2025  
Days on Market                21  
Zoning                              Zone 22  
Condo Fee                        \$570

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