

# \$179,900 - 417 9820 165 Street, Edmonton

MLS® #E4443832

## \$179,900

1 Bedroom, 1.00 Bathroom, 764 sqft  
Condo / Townhouse on 0.00 Acres

Glenwood (Edmonton), Edmonton, AB

Welcome to the Vanier. A beautiful and exceptionally well run 55+ adult condo. This fully upgraded top floor 1 bedroom unit is bright and open with 9' ceilings. This unit includes TWO TITLED PARKING STALLS (1 underground and 1 outdoor). Beautiful engineered hardwood floors span through the large living room and into the stunning kitchen with loads of rich wood cabinets, granite counter tops, a pantry and Stainless steel appliances. The fridge is brand new. The bedroom has brand new vinyl plank flooring instead of carpet. There is a large in suite storage and laundry room. The amenities in the Vanier are unmatched and include a grand foyer and sitting/reading area as you enter the building, a fitness centre, massive recreation/billiards room and even a car wash in the parkade.

Built in 2008

## Essential Information

MLS® #	E4443832
Price	\$179,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	764
Acres	0.00



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

### Community Information

Address	417 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., Detectors Smoke, No Smoking Home, Parking-Extra, Parking-Visitor, Recreation Room/Centre, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Storage Cage
Parking Spaces	2
Parking	Stall, Underground, See Remarks

### 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, Brick, Stucco
Exterior Features	Public Transportation, Shopping Nearby
Roof	Asphalt Shingles, EPDM Membrane
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 23rd, 2025
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Days on Market	7
Zoning	Zone 22
Condo Fee	\$611

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