

## \$179,900 - 204 9945 167 Street, Edmonton

MLS® #E4445149

**\$179,900**

2 Bedroom, 2.00 Bathroom, 955 sqft

Condo / Townhouse on 0.00 Acres

Glenwood (Edmonton), Edmonton, AB

A Beautiful Building in a Prime Location! This lovely 2-bed 2-bath condo features an airy, open floor plan. Its corner location results in a quiet unit with a private patio sheltered by trees. The kitchen has ample cabinets, a new dishwasher and Samsung microwave, and a centre island with seating. The living room has lots of light and opens onto the large balcony. The dining room has ample room for a large dining suite. The primary suite features double closets and a 4-pc ensuite. The 2nd bedroom is situated next to the 4-pc main bathroom which also features a stackable washer and dryer. The stairwell is a few steps away and provides direct access to the parking lot. Continue down the stairs to the underground parking lot where your titled spot is right by the doors. Situated on the West End, close to West Edmonton Mall and Grant McEwan's orange hub, and just 10 blocks from the new Valley Line of the LR, set to be completed in 3 yrs. Public transportation, shopping and restaurant options are all close by.

Built in 2007

### Essential Information

MLS® #	E4445149
Price	\$179,900
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	955
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	204 9945 167 Street
Area	Edmonton
Subdivision	Glenwood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 0K5

### Amenities

Amenities	Deck, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Sprinkler System-Fire, Storage-In-Suite
Parking	Stall, Underground

### Interior

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

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fruit Trees/Shrubs, Landscaped, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 30th, 2025
Days on Market	73
Zoning	Zone 22
Condo Fee	\$530

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