

## \$250,000 - 312 9820 165 Street, Edmonton

MLS® #E4448979

**\$250,000**

2 Bedroom, 2.00 Bathroom, 1,098 sqft  
Condo / Townhouse on 0.00 Acres

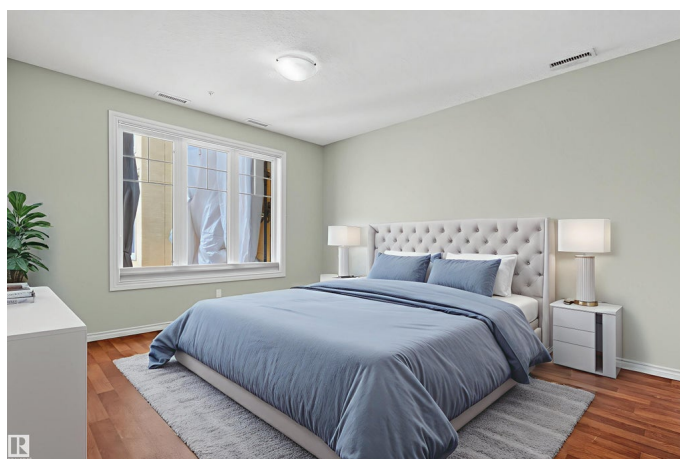
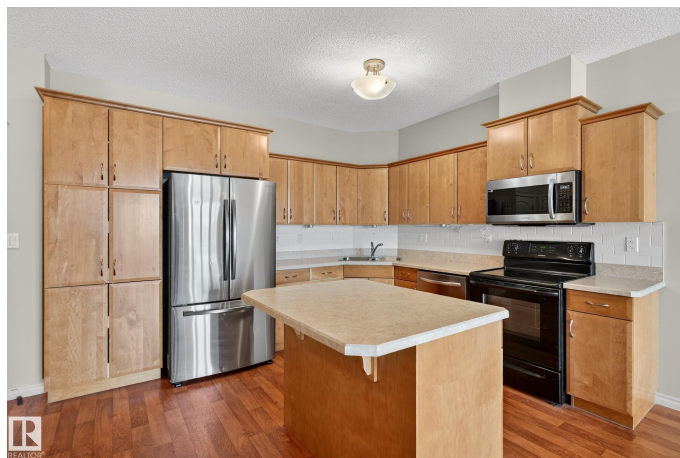
Glenwood (Edmonton), Edmonton, AB

Welcome to Unit 312 at The Vanier, an exceptional 2-bedroom + Den, 2-bathroom condo in one of Edmonton's premier adult living communities. Ideally located just 2.5 km from the Misericordia Community Hospital, and close to public transit and shopping. This south-facing unit offers a bright, sunny balcony that overlooks the beautifully landscaped courtyard. Thoughtfully designed for accessibility, the building includes features suitable for wheelchairs, walkers, or scooters. Residents enjoy a strong sense of community, with shared spaces including a social room, library, puzzle room, fitness centre, and a warm, welcoming lobby perfect for visiting with neighbours. Inside the unit, you'll find a spacious, wheelchair-friendly kitchen with well-maintained appliances and high-end, non-slip cushioned lino flooring that's gentle on the joints. The building is also pet-friendly with board approval, and the unit offers 2 titled parking stalls, one being outside.

Built in 2008

### Essential Information

MLS® #	E4448979
Price	\$250,000
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	1,098
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	312 9820 165 Street
Area	Edmonton
Subdivision	Glenwood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 0N3

### **Amenities**

Amenities	Ceiling 9 ft., Exercise Room, No Smoking Home, Party Room, Recreation Room/Centre, Secured Parking
Parking Spaces	2
Parking	Heated, Underground

### **Interior**

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

### **Exterior**

Exterior	Concrete, Brick, Stucco
Exterior Features	Landscaped
Roof	Asphalt Shingles
Construction	Concrete, Brick, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 21st, 2025  
Days on Market                53  
Zoning                              Zone 22  
Condo Fee                        \$725

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