

\$265,000 - 312 9820 165 Street, Edmonton

MLS® #E4448979

\$265,000

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

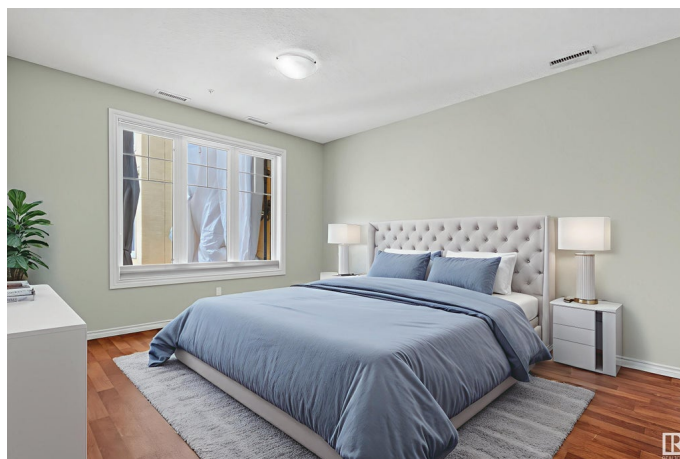
Glenwood (Edmonton), Edmonton, AB

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	\$265,000
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 12
Zoning Zone 22
Condo Fee \$725

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 2nd, 2025 at 12:02pm MDT