

## \$164,900 - 301 9945 167 Street, Edmonton

MLS® #E4438643

**\$164,900**

2 Bedroom, 1.00 Bathroom, 795 sqft

Condo / Townhouse on 0.00 Acres

Glenwood (Edmonton), Edmonton, AB

Welcome to this bright and spacious third-floor unit, located on the QUIET SIDE of the building. Featuring an open floor plan with almost 800 sq. ft., this home offers seamless flow between the kitchen, dining area, and the largest living room in the building, creating an inviting space for relaxation and entertaining. Step outside to the south-facing balcony, perfect for soaking in natural light throughout the day. 1 Bedroom with Walk-In closet, 1 Bedroom/Den, 1 Full Bath, In-suite Laundry & Storage Room, 2 Convenient Outdoor Parking Spaces Close to the Main Entrance, Excellent Transit Access, Close to Many Amenities, Wheelchair-Accessible, Wheelchair Lift, Building with Elevator. This condo combines comfort, convenience, and accessibility, making it an ideal home for professionals, small family, downsizers, or first-time buyers. Don't miss out on this fantastic opportunity!

Built in 2007

### Essential Information

MLS® #	E4438643
Price	\$164,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	795



Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	301 9945 167 Street
Area	Edmonton
Subdivision	Glenwood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 0K5

### Amenities

Amenities	Deck, Detectors Smoke, Intercom, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Security Door, Sprinkler System-Fire, Television Connection, Vinyl Windows
Parking Spaces	2
Parking	2 Outdoor Stalls

### Interior

Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Electric, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Level Land, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Tar & Gravel
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 26th, 2025
Days on Market	21
Zoning	Zone 22
Condo Fee	\$432

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