

## \$173,000 - 312 9945 167 Street, Edmonton

MLS® #E4435068

**\$173,000**

2 Bedroom, 2.00 Bathroom, 967 sqft

Condo / Townhouse on 0.00 Acres

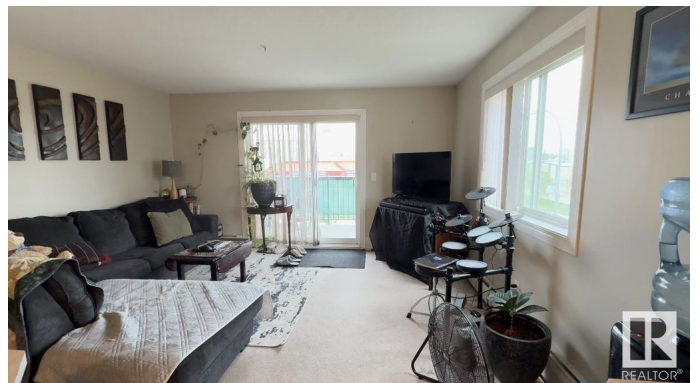
Glenwood (Edmonton), Edmonton, AB

This bright and spacious corner unit is one of the best in the entire complex! Enjoy a sun-filled living room with a patio door leading to a private balcony – perfect for relaxing or entertaining. The open-concept layout features a large island kitchen and a cozy dining area, ideal for everyday living. The oversized primary bedroom includes a full ensuite and a generous walk-in closet. The second bedroom is also impressively large, offering plenty of space and comfort. A second full bathroom and a large in-suite storage room add extra convenience. in-suite laundry make everyday living easy. Unbeatable location with easy access to public transit, and just minutes to grocery stores, restaurants, banks, and West Edmonton Mall.

Built in 2007

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4435068  |
| Price          | \$173,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 967       |
| Acres          | 0.00      |
| Year Built     | 2007      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 312 9945 167 Street |
| Area        | Edmonton            |
| Subdivision | Glenwood (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5P 0K5             |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | Underground |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Natural Gas   |
| # of Stories      | 5  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 5th, 2025 |
| Days on Market | 42            |
| Zoning         | Zone 22       |

Condo Fee                    \$549

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