

## **\$332,500 - 23 9704 165 Street, Edmonton**

MLS® #E4435153

### **\$332,500**

2 Bedroom, 1.50 Bathroom, 1,132 sqft  
Condo / Townhouse on 0.00 Acres

Glenwood (Edmonton), Edmonton, AB

Welcome to Horizon Village Glenwood a 50-PLUS community. This is a well-managed property with a great clubhouse facility and plenty of visitors parking; short distance away from Meadowlark Medical Centre, West Edmonton Mall, and ETS has a smart bus stop in front of the Village for easy transportation. This south facing townhouse features newer hardwood floor throughout and offers a living room, dining room, eat in kitchen, 2 bedrooms are 2 bathrooms with main floor laundry. The bright kitchen features quality cabinetry, white appliances, pantry and eating area. The primary bedroom is generous, and has 2 large closets and a 2 piece ensuite bathroom. There's a fair size second guest bedroom with a 3 piece main bathroom that features a walk in shower that can be converted back to a tub and shower. The basement is unfinished and has roughed-in plumbing for an additional bathroom. The back yard is nicely landscaped and there is a back deck that offers a great place to BBQ off the kitchen.

Built in 1990

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4435153  |
| Price    | \$332,500 |
| Bedrooms | 2         |



|                |                     |
|----------------|---------------------|
| Bathrooms      | 1.50                |
| Full Baths     | 1                   |
| Half Baths     | 1                   |
| Square Footage | 1,132               |
| Acres          | 0.00                |
| Year Built     | 1990                |
| Type           | Condo / Townhouse   |
| Sub-Type       | Duplex Side By Side |
| Style          | Bungalow            |
| Status         | Active              |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 23 9704 165 Street  |
| Area        | Edmonton            |
| Subdivision | Glenwood (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5P 4W4             |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Club House, Deck, Detectors Smoke, Parking-Visitor |
| Parking Spaces | 2  |
| Parking        | Single Garage Attached                             |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Landscaped, No Through Road, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 8th, 2025  
Days on Market                2  
Zoning                              Zone 22  
Condo Fee                        \$420

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 May 10th, 2025 at 2:47am MDT