

## \$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 | 33             |
| Zoning         | Zone 22        |
| Condo Fee      | \$432          |

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Listing information last updated on June 28th, 2025 at 4:32am MDT