

# \$341,404 - 12 9704 165 Street, Edmonton

MLS® #E4429106

## \$341,404

3 Bedroom, 3.00 Bathroom, 1,231 sqft  
Condo / Townhouse on 0.00 Acres

Glenwood (Edmonton), Edmonton, AB

This 1200 sq. ft. townhome bungalow is one of the larger floorplans in the complex, and is move in ready! Gleaming hardwood floors in the entrance, living room & formal dining room, with vaulted ceiling, adds character! Eat in kitchen with all newer stainless steel appliances has bright sunny south facing window and door to deck overlooking green space. This unit has a total of 3 bedrooms, 3 bathrooms and 2 laundry areas (main floor kitchen, currently used as a pantry, and basement laundry room.) This home has 12 closets and 2400 square feet of total living & storage space! Professionally painted including garage. Newer HE Furnace, H2O tank, countertops, faucets, light fixtures, appliances, upgraded attic insulation to R60 + most flooring, all in the past 4 years! Unit has large basement storage/hobby room. Condo fees include Clubhouse, lawn care, water for built in lawn sprinklers, snow removal. Clubhouse has 2 levels + can be privately rented for \$25 per level. Mature living: 1 Spouse must be age 50+

Built in 1990

## Essential Information

MLS® #	E4429106
Price	\$341,404



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,231
Acres	0.00
Year Built	1990
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	Bungalow
Status	Active

### Community Information

Address	12 9704 165 Street
Area	Edmonton
Subdivision	Glenwood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 4W4

### Amenities

Amenities	Club House, Deck, Exterior Walls- 2"x6", No Smoking Home, Parking-Visitor, Party Room, Social Rooms, Vaulted Ceiling, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Dryer, Fan-Ceiling, Garage Opener, Humidifier-Power(Furnace), Microwave Hood Fan, Vacuum System Attachments, Vacuum Systems, Washer - Energy Star, Window Coverings, Refrigerators-Two, Stove-Induction, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Backs Onto Park/Trees, Low Maintenance Landscape, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	8
Zoning	Zone 22
Condo Fee	\$420

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Listing information last updated on April 12th, 2025 at 12:32pm MDT