

## \$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	60
Zoning	Zone 22

Condo Fee                    \$549

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Listing information last updated on July 4th, 2025 at 4:48pm MDT