



Virtually Staged

Edmonton

Glenwood (Edmonton)

LP: \$320,000

#6 9704 165 ST NW

T5P 4W4

SP:

M

Listing ID #

E4506836

Building Type

Townhouse

Style

Bungalow

Year Built

1990

Full Baths

2

Half Baths

0

Total Baths

2.0

Tot Flr AG SqFt

976.62

Sold Date

Bedrooms Above

2

Bedrooms Total

3

Basement

Full

Basement Dev

Fully Finished

Tot Flr AG SqM

90.73

ACTIVE

Welcome to easier adult living at 50+ Horizon Glenwood. This lovingly cared for bungalow overlooks greenspace, has hardwood flooring & a finished basement. Your wrap around oak kitchen has lots of storage & opens into dining space off the bright living room with vaulted ceiling. Features 2 bedrooms on main floor with primary at back of home, separated by a 3pc bathroom with walk in shower. Main floor laundry is beside the kitchen. A south facing deck overlooks the field & is perfect for a container garden or relaxing with your morning coffee. A finished basement includes rec room, possible bedroom/office, 4pc bathroom & abundant storage area / workshop area. Enjoy an oversized & insulated attached garage. Condo did new shingles in 2024. Mailboxes are in the Club House with upper & lower recreation spaces & visitor parking nearby. This complex is located near Terra Losa Shopping Centre, West Edmonton Mall & Misericordia Hospital. Convenient to 170 St. with quick access to Anthony Henday & Whitemud Drive.

Directions

Living Room	4.84x4.61m	M	Bedroom 3	3.04x4.16m	L	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	2.11x2.99m	M	Bedroom 4			1	3	M	No	Main	90.73	976.62
Kitchen	3.56x2.79m	M	Laundry Room		M	2	4	L	No	Upper		
Family Room			Recreation Room	6.72x5.38	L	3				Above Grd		
Den			Storage Room	10.05x4.19m	L	4				Lower	81.19	873.93
Bonus Room						5				Below Grd		
Primary Bedrm	3.13x3.63m	M				6				Tot Flr AG	90.73	976.62
Bedroom 2	4.19x2.69m	M				7				# Finished	2	

Heat Source

Natural Gas

Heat Type

Forced Air-1

Foundation

Concrete

Roof Type

Asphalt Shingles

Exterior

Vinyl

Flooring

Carpet, Hardwood, Linoleum

Features

Club House, Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Recreation Room/Centre

Construction

Wood Frame

Basement

Full / Fully Finished

Separate Ent

No

2nd Suite

No

Garage Suite

Garden Suite

Lot Shape

Lot Size SqM

300.75

Zoning

Tax Amount

\$2,707.13 / 2025

Conform Type

Conform Year

Goods Excl

Permit By Seller

Permit

Permit

Front Exposure

North

F x D (m)

x

Goods Incl

Dishwasher-Built-In, Garage Control, Garage Opener, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Window Coverings

Site Features

Backs Onto Park/Trees, No Back Lane, No Through Road, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Parking

Single Garage Attached

Warranty

Fireplace

No

FP Fuel

FP Type

HOA Y/N

No

HOA Fee/Schd

/

HOA Fee Incls

Road Access

Paved Driveway to House

Park Encl/Tot

1 / 2

Garage Dim

Condo Name	Horizon Glenwood	Floor Location	Floor#
Condo Fee	\$435.00	#Floors in Build	Elevator
Fee Includes	Amenities w/Condo, Exterior Maintenance, Insur. for Common Areas, Landscape/Snow Removal, Professional Management, Recreation Facility, Reserve Fund Contribution, Utilities Common Areas, Land/Snow Removal Common	Balcony/Terrace	Min Age
		Titled Storage	No
		Parking Type	N/A
		Unit Exposure	S