

## \$175,000 - 311 9945 167 Street, Edmonton

MLS® #E4432497

**\$175,000**

2 Bedroom, 2.00 Bathroom, 866 sqft

Condo / Townhouse on 0.00 Acres

Glenwood (Edmonton), Edmonton, AB

Welcome to Century Ridge, where comfort and convenience come together! This 2 bedroom, 2 bathroom condo offers a spacious open-concept layout that's perfect for everyday living or entertaining. The kitchen features ample cabinetry and counter space, flowing seamlessly into the dining area and bright living room. Step through the patio doors to your private balcony—ideal for enjoying your morning coffee or unwinding at the end of the day. The generous primary bedroom includes a large walk-through closet that leads into a private 4pc ensuite. The second bedroom is thoughtfully located on the opposite side of the unit, right next to the main 4pc bathroom—great for guests or roommates. Enjoy the added convenience of in-suite laundry with a stacked washer and dryer, plus plenty of closets and storage throughout. This unit is perfectly situated near West Edmonton Mall, downtown, schools, parks, and public transit. A fantastic opportunity for first-time buyers, downsizers, or investors.

Built in 2007

### Essential Information

MLS® # E4432497

Price \$175,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 866                    |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 311 9945 167 Street |
| Area        | Edmonton            |
| Subdivision | Glenwood (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5P 0K5             |

### Amenities

|           |                                                      |
|-----------|------------------------------------------------------|
| Amenities | Off Street Parking, Detectors Smoke, Secured Parking |
| Parking   | Underground                                          |

### Interior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                        |
| Appliances        | Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Baseboard, Natural Gas                                                  |
| # of Stories      | 5                                                                       |
| Stories           | 1                                                                       |
| Has Basement      | Yes                                                                     |
| Basement          | None, No Basement                                                       |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                   |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                               |
| Construction      | Wood, Stucco                                                                   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 24th, 2025  
Days on Market                7  
Zoning                              Zone 22  
Condo Fee                        \$482

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