

## \$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                8  
Zoning                              Zone 22  
Condo Fee                        \$482

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Listing information last updated on May 2nd, 2025 at 10:33am MDT