

## \$349,000 - 9605 157 Street, Edmonton

MLS® #E4443532

**\$349,000**

4 Bedroom, 2.00 Bathroom, 732 sqft

Single Family on 0.00 Acres

Glenwood (Edmonton), Edmonton, AB

Welcome to this 4-bedroom, 2-bathroom bungalow nestled in the desirable Glenwood neighborhood. Featuring 2 bedrooms upstairs and 2 down, this home offers versatile living space ideal for families or investors. Enjoy the warmth and elegance of hardwood and ceramic flooring throughout, along with a large galley-style kitchen perfect for daily living and entertaining. Step outside to a spacious backyard with a covered patio, ideal for summer barbecues or relaxing in the shade. The property includes a double detached garage with 220V serviceâ€”great for hobbyists or EV chargingâ€”plus a second self-standing shop offering additional workspace or storage. Located close to schools, public transit, and plenty of shopping options, this home is a fantastic starter opportunity or rental investment in a growing area.

Built in 1956

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4443532  |
| Price          | \$349,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 732       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1956                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 9605 157 Street     |
| Area        | Edmonton            |
| Subdivision | Glenwood (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5P 2T1             |

### Amenities

|           |   |
|-----------|---|
| Amenities | See Remarks                                   |
| Parking   | 220 Volt Wiring, Double Garage Detached, Shop |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Freezer, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 38              |
| Zoning         | Zone 22         |

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