

# \$634,400 - 9735 157 St Nw, Edmonton

MLS® #E4426692

## \$634,400

5 Bedroom, 3.50 Bathroom, 1,744 sqft  
Single Family on 0.00 Acres

Glenwood (Edmonton), Edmonton, AB

Brand new 3-bedroom modern house with a 2-bedroom legal suite in the desirable Glenwood neighbourhood! This stunning home features 1744 sqft of bright, open-concept living space with 9ft main floor ceilings, large windows, and a luxurious chef-inspired kitchen with high-end cabinets, stainless steel appliances, and quartz countertops. The main floor includes 3 bedrooms, a full bath, laundry room, and a spacious master bedroom with walk-in closet and stunning Ensuite. A bonus room on the second floor is perfect for a home office, playroom, or additional living space. The fully finished 2-bedroom legal suite has a separate entrance, furnace, kitchen, living space, and full bathroom. Fully landscaped and ready for immediate possession! The seller is highly motivated to negotiate the price for early possession.

Built in 2024

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4426692  |
| Price          | \$634,400 |
| Bedrooms       | 5         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,744     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2024                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 9735 157 St Nw      |
| Area        | Edmonton            |
| Subdivision | Glenwood (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5P 2T4             |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | On Street Parking, Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls-2"x6", Parking-Extra, Infill Property, Natural Gas BBQ Hookup |
| Parking   | Double Garage Detached  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Microwave, Stove-Electric, See Remarks, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Suite         | Yes   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

## Additional Information

Date Listed March 20th, 2025

Days on Market 90

Zoning Zone 22

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