

## \$449,900 - 9822 158 Street, Edmonton

MLS® #E4447195

**\$449,900**

4 Bedroom, 2.00 Bathroom, 912 sqft

Single Family on 0.00 Acres

Glenwood (Edmonton), Edmonton, AB

Discover this WELL LAID OUT RAISED BUNGALOW offering versatile living arrangements with 2 bedrooms upstairs and 2 additional bedrooms downstairs, perfect for extended family or guests. The home features 2 full bathrooms and 2 KITCHENS, providing flexibility for multi-generational living with its SEPARATE ENTRANCE. Enjoy the elegance of hardwood flooring on the main floor and shared laundry facilities for convenience at the bottom of the stairs before you enter the separate door to the BRIGHT BASEMENT with tile flooring in the second kitchen and bamboo flooring in the bedrooms! An impressive MECHANIC'S GARAGE (21x48 ft, over 1,000 sq ft) offers ample space for vehicles, hobbies, or a workshop. Situated on a generous 50x148 ft lot with outstanding REDEVELOPMENT POTENTIAL, this property is an excellent investment opportunity or a place to call home with room to grow. This home is located across from a school and park, close to all amenities and easy access to downtown and west end!

Built in 1969

### Essential Information

MLS® # E4447195

Price \$449,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 912                    |
| Acres          | 0.00                   |
| Year Built     | 1969                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 9822 158 Street     |
| Area        | Edmonton            |
| Subdivision | Glenwood (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5P 2X3             |

### Amenities

|                |                       |
|----------------|-----------------------|
| Amenities      | Hot Water Natural Gas |
| Parking Spaces | 10                    |
| Parking        | Quad or More Detached |

### Interior

|              |                                                                                                    |
|--------------|----------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Garage Heater |
| Heating      | Forced Air-1, Natural Gas                                                                          |
| Stories      | 2                                                                                                  |
| Has Suite    | Yes                                                                                                |
| Has Basement | Yes                                                                                                |
| Basement     | Full, Finished                                                                                     |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior          | Wood, Stucco             |
| Exterior Features | Schools, Shopping Nearby |
| Roof              | Asphalt Shingles         |
| Construction      | Wood, Stucco             |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 11th, 2025

Days on Market                24

Zoning                              Zone 22

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