

## \$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                1

Zoning                            Zone 22

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