

## \$800,000 - 9330 146 Street, Edmonton

MLS® #E4437131

**\$800,000**

4 Bedroom, 2.50 Bathroom, 1,524 sqft

Single Family on 0.00 Acres

Parkview, Edmonton, AB

Renovated 1,523 sq ft 3-bedroom corner-lot bungalow on prestigious Park Drive by McKenzie Ravine! This move-in-ready home blends comfort, style, and long-term value. The open-concept living/dining areas offer serene ravine views, while the high-end kitchen overlooks a yard easily converted into a kidsâ€™™ play zone or hot tub space (concrete pad under shed). Major upgrades: bathrooms, hardwood/cork floors, windows/doors, shingles, furnace, 60-gal hot water tank, A/C, added insulation (under new siding + attic), and a 200A Lutron panel. Updated PVC plumbing with new stack. The soundproofed basement offers suite potential, storage, and oversized closets. Attached heated double garage has mezzanine storage, epoxy floor, and new door. Relax on the low-maintenance deck among mature trees. Large lot, yet easy upkeep with widened driveway, sidewalks, concrete, and mulch beds. Plus: solar panels, ample parking, easy-care landscaping, and river valley trails at your doorstep!

Built in 1956

### Essential Information

MLS® # E4437131

Price \$800,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,524
Acres	0.00
Year Built	1956
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	9330 146 Street
Area	Edmonton
Subdivision	Parkview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 0W6

### Amenities

Amenities	Off Street Parking, Air Conditioner, Closet Organizers, Deck, No Smoking Home, Vinyl Windows, Solar Equipment
Parking Spaces	8
Parking	220 Volt Wiring, Double Garage Attached, Heated

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brass Surround, Brick Facing, Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Backs Onto Park/Trees, Corner Lot, Flat Site, Golf Nearby, Low Maintenance Landscape, No Back Lane, Park/Reserve, Playground Nearby, Ravine View, Schools, Shopping Nearby
Roof	Asphalt Shingles, Clay Tile
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed May 17th, 2025

Days on Market 3

Zoning Zone 10

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