

## \$469,000 - 9606 161 Street, Edmonton

MLS® #E4447803

**\$469,000**

4 Bedroom, 2.00 Bathroom, 777 sqft

Single Family on 0.00 Acres

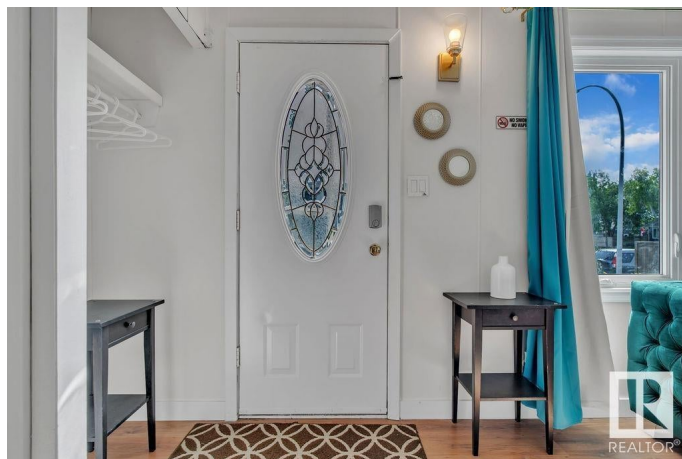
Glenwood (Edmonton), Edmonton, AB

Renovated and move-in ready! This charming 750 sq ft Glenwood home sits on a massive 50 x 148 ft lot and has been updated from top to bottom. Recent upgrades include new paint, a new roof (2021), and a fully renovated basement. Step into the bright living area, where feature walls add character and warmth, and large windows let in tons of natural light. The main floor offers 2 bedrooms, an updated 3-piece bathroom, and a functional kitchen with plenty of cabinetry and counter space. The basement has a SEPARATE ENTRANCE and Separate laundry, is fully finished with 2 additional bedrooms, a spacious family room, and a sleek 3-piece bathroom, making it perfect for guests, extended family. Outside, enjoy a huge backyard with raised garden beds and a double detached garage. Located in the family-friendly community of Glenwood, close to schools, parks, and shopping, this home is the perfect blend of comfort, style, and convenience.

Built in 1956

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4447803  |
| Price     | \$469,000 |
| Bedrooms  | 4         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 777                    |
| Acres          | 0.00                   |
| Year Built     | 1956                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 9606 161 Street     |
| Area        | Edmonton            |
| Subdivision | Glenwood (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5P 3H1             |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|              |                                                                                     |
|--------------|-------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Hood Fan, Stove-Gas, Dryer-Two, Refrigerators-Two, Washers-Two |
| Heating      | Forced Air-1, Natural Gas                                                           |
| Stories      | 2                                                                                   |
| Has Basement | Yes                                                                                 |
| Basement     | Full, Finished                                                                      |

### Exterior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                      |
| Exterior Features | Back Lane, Fenced, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                 |
| Construction      | Wood, Vinyl                                                                                      |
| Foundation        | Concrete Perimeter                                                                               |

### Additional Information

Date Listed July 14th, 2025

Days on Market 20

Zoning Zone 22

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 3rd, 2025 at 5:02pm MDT