

## \$384,900 - 9727 161 Street, Edmonton

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MLS® #E4459585

**\$384,900**

1 Bedroom, 1.00 Bathroom, 660 sqft

Single Family on 0.00 Acres

Glenwood (Edmonton), Edmonton, AB

Welcome to family-friendly Glenwood! This Westend bungalow sits on a massive 50' x 150' lot—ideal for growing families who enjoy their privacy or savvy investors. The home has seen some upgrades over the years, including weeping tile, a sump pump, plumbing and electrical improvements to add peace of mind. The bright, open main floor features a welcoming living room and a functional kitchen with laminate flooring, perfect for family meals or entertaining. Two backyard sheds provide ample storage for bikes, tools, and seasonal gear. The partially finished basement offers lots of flexible space for a recreation room, home office, or future suite development. Surrounded by mature trees and green space, this home combines privacy with convenience. Schools, shopping, playgrounds, public transit, and major roadways are all nearby, making day-to-day living easy. Whether you're looking for a starter home waiting for your imagination or a solid investment opportunity, this Glenwood gem checks all the boxes!

Built in 1952

### Essential Information

MLS® # E4459585

Price \$384,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 660                    |
| Acres          | 0.00                   |
| Year Built     | 1952                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 9727 161 Street     |
| Area        | Edmonton            |
| Subdivision | Glenwood (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5P 3H3             |

### Amenities

|                |           |
|----------------|-----------|
| Amenities      | Deck      |
| Parking Spaces | 2         |
| Parking        | No Garage |

### Interior

|              |                                                                                                        |
|--------------|--------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                              |
| Stories      | 1                                                                                                      |
| Has Basement | Yes                                                                                                    |
| Basement     | Full, Partially Finished                                                                               |

### Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                               |
| Exterior Features | Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                           |
| Construction      | Wood, Stucco                                                               |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 24th, 2025  
Days on Market                25  
Zoning                              Zone 22

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