

## \$474,900 - 9622 157 Street, Edmonton

MLS® #E4425917

**\$474,900**

5 Bedroom, 2.00 Bathroom, 1,055 sqft

Single Family on 0.00 Acres

Glenwood (Edmonton), Edmonton, AB

An investment opportunity like this doesn't come around often; Glenwood offers a fully tenanted, legally suited bungalow on a massive 48x150 ft lot, just steps from parks and the future LRT. With strong rental income, stable leases in place, and long-term appreciation potential, this property is ideal for those looking to generate cash flow while planning for future development. The area's high tenant demand, proximity to major amenities, and upcoming transit expansion make it a standout choice. Whether you're holding for long-term growth or considering redevelopment, this property offers both stability and upside in one of Edmonton's most promising west-end communities.

Built in 1962

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4425917  |
| Price          | \$474,900 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,055     |
| Acres          | 0.00      |
| Year Built     | 1962      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 9622 157 Street     |
| Area        | Edmonton            |
| Subdivision | Glenwood (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5P 2T2             |

### Amenities

|           |  |
|-----------|--|
| Amenities | No Smoking Home, Patio, Television Connection, See Remarks |
| Parking   | Double Garage Detached                                     |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Microwave Hood Fan-Two |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

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

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2025 |
| Days on Market | 34               |
| Zoning         | Zone 22          |

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