

Courtesy Of . Khaja Abrar Ahmed Of MaxWell Polaris

## \$649,900 - 9735 157 St Nw, Edmonton

MLS® #E4426692

**\$649,900**

5 Bedroom, 3.50 Bathroom, 1,744 sqft  
Single Family on 0.00 Acres

Glenwood (Edmonton), Edmonton, AB

Brand New 3-Bedroom Modern House with 2-Bedroom Legal Suite! Seller highly motivated to negotiate price for early possession! Located in the desirable Glenwood neighbourhood, this stunning modern home boasts: 1744 sqft of bright and beautiful open-concept living space, 9ft main floor ceiling, Large windows throughout, Luxurious chef-inspired kitchen with high-end cabinets, stainless steel appliances, and quartz countertops, 3 bedrooms, full bath, laundry room, and spacious master bedroom with walk-in closet and stunning Ensuite, -Bonus room on the second floor, perfect for a home office, playroom, or additional living space - Fully finished 2-bedroom legal suite with separate entrance, furnace, kitchen, living space, and full bathroom, Fully Landscaped Ready for immediate possession! The adjacent property is also available for sale, making this an ideal scenario for a multi-family purchase or investment opportunity!

Built in 2024

### Essential Information

MLS® #	E4426692
Price	\$649,900
Bedrooms	5
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,744
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	9735 157 St Nw
Area	Edmonton
Subdivision	Glenwood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 2T4

### **Amenities**

Amenities	On Street Parking, Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls-2"x6", Parking-Extra, Infill Property, Natural Gas BBQ Hookup
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Microwave, Stove-Electric, See Remarks, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction Wood, Vinyl  
Foundation Concrete Perimeter

**Additional Information**

Date Listed March 20th, 2025  
Days on Market 21  
Zoning Zone 22



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Listing information last updated on April 9th, 2025 at 11:32pm MDT