

## \$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 doesnâ€™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 areaâ€™s high tenant demand, proximity to major amenities, and upcoming transit expansion make it a standout choice. Whether youâ€™re holding for long-term growth or considering redevelopment, this property offers both stability and upside in one of Edmontonâ€™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 Suite    | Yes   |
| 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 | 48               |
| Zoning         | Zone 22          |

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Listing information last updated on May 1st, 2025 at 4:32pm MDT