

## \$399,900 - 9332 153 Street, Edmonton

MLS® #E4431903

**\$399,900**

3 Bedroom, 2.00 Bathroom, 986 sqft

Single Family on 0.00 Acres

Sherwood, Edmonton, AB

Excellent opportunity for first-time buyers, investors, or future redevelopment! This charming character home sits on a massive 50' x 148' (687m<sup>2</sup>) lot in a prime location. Enjoy your morning coffee on the east-facing front deck as the sun rises. Step inside to a spacious front foyer that leads to a bright, open-concept kitchen with plenty of cupboard and counter space. The main floor offers a large living area perfect for relaxing or entertaining, two generous bedrooms, and a stylish 3-piece bath. The partially finished basement adds extra potential with a third bedroom, 4-piece bathroom, laundry area, and room to expand. The west-facing backyard is a true retreat—huge and sun-drenched, with an oversized double detached garage. Nestled in a highly desirable area with quick access to the new LRT line, schools, parks, public transit, the Whitemud, downtown, Misericordia Hospital, and West Edmonton Mall. A rare find with incredible potential!

Built in 1953

### Essential Information

MLS® #	E4431903
Price	\$399,900
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	986
Acres	0.00
Year Built	1953
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	9332 153 Street
Area	Edmonton
Subdivision	Sherwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 1R1

### **Amenities**

Amenities	Front Porch
Parking	Double Garage Detached

### **Interior**

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

### **Exterior**

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

### **Additional Information**

Date Listed April 19th, 2025

Days on Market 12

Zoning Zone 22

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