# \$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.



#### **Essential Information**

MLS® # E4425917 Price \$474,900

Bedrooms 5

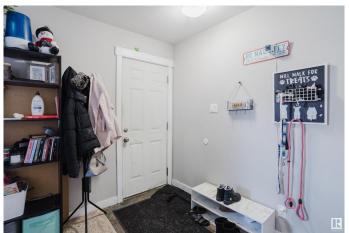
Bathrooms 2.00

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 Spaces 4

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 20

Zoning Zone 22

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Listing information last updated on April 3rd, 2025 at 2:47am MDT