

Courtesy Of Oksana Liva Of RE/MAX River City

## \$500,000 - 9616 169 Street, Edmonton

MLS® #E4425277

### \$500,000

3 Bedroom, 2.00 Bathroom, 1,146 sqft  
Single Family on 0.00 Acres

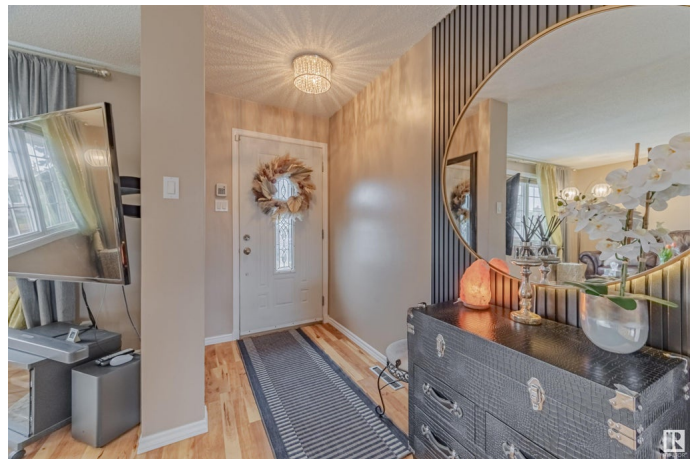
Glenwood (Edmonton), Edmonton, AB

THIS IS IT. 3 bed, 2 den, 2 bath, 1145 sq.ft bungalow w/ oversized DBL garage + EV charger offers EVERYTHING you need in a home. Minutes from Terra Rosa, WEM & major amenities! Extensively renovated over the past 5-10 years, the transformation is inside & out! The exterior boasts freshly poured concrete pathways, steps, railings, siding & windows. Step inside to find an abundance of natural light flooding the open-concept main floor w/ nice flooring (no carpets) & beautiful but thoughtfully designed dual-tone kitchen featuring quartz counters & SS appliances w/ the perfect view of your backyard. The main floor spa-like bathroom is a true showstopper w/ custom standing shower, sleek glass panel & beautifully coordinated tiles. The basement features large rec room, inviting laundry room, 3 pc bath & 2 dens that can easily be converted into bedrooms (hello - 5 BEDROOMS!). The backyard is your personal retreat, featuring a 29x18 platform deck, privacy wall & separate RV/boat parking.

Built in 1968

### Essential Information

MLS® #	E4425277
Price	\$500,000
Bedrooms	3



Bathrooms	2.00
Full Baths	2
Square Footage	1,146
Acres	0.00
Year Built	1968
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	9616 169 Street
Area	Edmonton
Subdivision	Glenwood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 3X2

### **Amenities**

Amenities	Air Conditioner, No Animal Home
Parking	Double Garage Detached, Insulated, RV Parking, EV Charging Station

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            March 12th, 2025

Days on Market      23

Zoning                 Zone 22

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Listing information last updated on April 4th, 2025 at 11:02am MDT