

## \$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	52
Zoning	Zone 22

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