

# \$639,900 - 9731 157 St Nw, Edmonton

MLS® #E4425616

**\$639,900**

5 Bedroom, 3.50 Bathroom, 1,833 sqft  
Single Family on 0.00 Acres

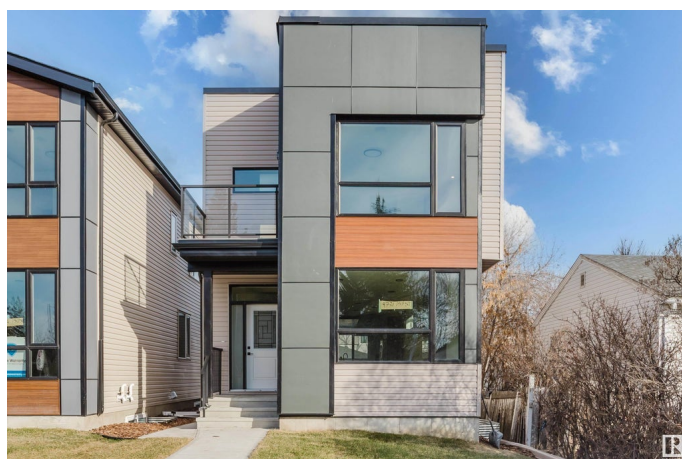
Glenwood (Edmonton), Edmonton, AB

Brand New 3-Bedroom Modern House with 2-Bedroom Legal Suite! Seller highly motivated to negotiate price for early possession! Located in the desirable Glenwood neighbourhood, this stunning modern home boasts: 1833 sqft of bright and beautiful open-concept living space, 9ft main floor ceiling, large windows throughout, luxurious chef-inspired kitchen with high-end cabinets, stainless steel appliances, and quartz countertops. 3 bedrooms, full bath, laundry room, and spacious master bedroom with walk-in closet and stunning Ensuite. - Fully finished 2-bedroom legal suite with separate entrance, furnace, kitchen, living space, and full bathroom. Fully Landscaped & Ready for immediate possession! The adjacent property is also available for sale, making this an ideal multi-family purchase or investment opportunity scenario!

Built in 2024

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4425616  |
| Price      | \$639,900 |
| Bedrooms   | 5         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,833                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 9731 157 St Nw      |
| Area        | Edmonton            |
| Subdivision | Glenwood (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5P 2T4             |

### Amenities

|           |   |
|-----------|---|
| Amenities | On Street Parking, Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls-2"x6", Parking-Extra, Infill Property, Natural Gas BBQ Hookup |
| Parking   | Double Garage Detached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Garage Control, Garage Opener, Microwave Hood Fan, Oven-Built-In, Stove-Electric, See Remarks, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Metal, Vinyl  |
| Exterior Features | Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Metal, Vinyl  |
| Foundation        | Concrete Perimeter  |

## Additional Information

Date Listed March 13th, 2025

Days on Market 22

Zoning Zone 22

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Listing information last updated on April 4th, 2025 at 3:32pm MDT