

## \$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.

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	50
Zoning	Zone 22

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