

\$379,555 - 9907 161 Street, Edmonton

MLS® #E4425745

\$379,555

5 Bedroom, 2.00 Bathroom, 1,023 sqft
Single Family on 0.00 Acres

Glenwood (Edmonton), Edmonton, AB

Situated on a BIG 40x148 lot, featuring 5 beds, 2 full bathrooms, a fully-rented 2 bedroom legal basement suite w/separate entrance. *Shingles and Furnace within 5 years old** Instant cash flow!! Investor Alert! *3 incomes- 3 bed-Main floor, 2bed-Legal suite, double det-garage* Just steps from the school & offering an amazing cash-flow month/month. The main floor includes a spacious living area, kitchen, 3 bedrooms, & a full bath, along with a large front deck. The fully finished basement suite has 2 bedrooms, a full kitchen, living area, and a primary ensuite, plus access to a second deck & backyard. The property also includes a double detached garage, RV pad, and ample parking. With 3 units already rented and generating immediate income, this is a prime opportunity for investors seeking cash flo & looking to build 2 infills or multi-family later on!

Built in 1953

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4425745 |
| Price | \$379,555 |
| Bedrooms | 5 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,023 |



| | |
|------------|------------------------|
| Acres | 0.00 |
| Year Built | 1953 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 9907 161 Street |
| Area | Edmonton |
| Subdivision | Glenwood (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5P 3H6 |

Amenities

| | |
|-----------|--|
| Amenities | Deck, Detectors Smoke, Front Porch |
| Parking | Double Garage Detached, Over Sized, RV Parking |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Hood Fan, Washer, Refrigerators-Two, Stoves-Two |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stucco |
| Exterior Features | Back Lane, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Partially Fenced |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|-------------|------------------|
| Date Listed | March 14th, 2025 |
|-------------|------------------|

Days on Market 33

Zoning Zone 22

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 16th, 2025 at 11:17am MDT