

## \$615,000 - 9826 158 Street, Edmonton

MLS® #E4455126

**\$615,000**

4 Bedroom, 3.50 Bathroom, 1,781 sqft

Single Family on 0.00 Acres

Glenwood (Edmonton), Edmonton, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. This stunning 1,780 sq. ft. 4-bed, 3.5-bath 2-Storey features 9' ceilings on all levels, luxury vinyl plank, oversized windows & modern finishes. The gourmet kitchen boasts quartz counters, ample cabinetry, stainless appliances & a large island—perfect for entertaining. Upstairs, the primary bedroom offers a spa-like 5-pc ensuite & walk-in closet, plus two more spacious bedrooms with walk-ins & convenient laundry. A separate side entrance leads to a legal 700 sq. ft. basement suite—ideal for rental income or extended family. Outdoors enjoy a fully landscaped yard, pressure-treated deck with aluminum railing & insulated double garage. Location Highlights: Walking distance to the future LRT, Jasper Place & St. Francis Xavier High Schools, plus minutes to West Edmonton Mall & Meadowlark Shopping Centre. Investor Opportunity: Basement suite rents \$1,200—\$1,350/month, main \$2,400—\$2,600/month.

Built in 2022

### Essential Information

MLS® # E4455126

Price \$615,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,781                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 9826 158 Street     |
| Area        | Edmonton            |
| Subdivision | Glenwood (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5P 2X3             |

### Amenities

|                |                                                                                                                                               |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", HRV System, 9 ft. Basement Ceiling |
| Parking Spaces | 2                                                                                                                                             |
| Parking        | Double Garage Detached                                                                                                                        |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Mantel                    |
| Stories           | 3                         |
| Has Suite         | Yes                       |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior          | Wood, Asphalt, Vinyl                         |
| Exterior Features | Back Lane, Fenced, Land<br>Playground Nearby |
| Roof              | Asphalt Shingles                             |
| Construction      | Wood, Asphalt, Vinyl                         |
| Foundation        | Concrete Perimeter                           |



**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 10                |
| Zoning         | Zone 22           |

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Listing information last updated on September 7th, 2025 at 7:02pm MDT