

\$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 40

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 22nd, 2025 at 11:32pm MDT