

## \$1,500,000 - 9755 146 Street, Edmonton

MLS® #E4418643

**\$1,500,000**

5 Bedroom, 3.50 Bathroom, 2,535 sqft

Single Family on 0.00 Acres

Crestwood, Edmonton, AB

Welcome to this contemporary 2-Storey home, located on a 53'x130' lot on a beautiful tree-lined street in the heart of prestigious Crestwood. Built by award winning Ackard Contractors in 2008, this home offers over 3700 sq. ft. of total living space featuring 5 BEDROOMS, 3.5 BATHS and Double GARAGE. Main floor features a custom gourmet kitchen complete with top-of-the-line appliances, concrete countertops and stunning island. Beautiful formal dining room, large family room & spacious living room finished with modern custom tile flooring and in-floor heat throughout. Upstairs features a large den, and 3 spacious bedrooms including the huge master suite which boasts a walk-in closet and 5 pc spa-like ensuite. FULLY FINISHED basement features an oversized rec room, 2 additional bedrooms, 3 pc bathroom and plenty of room for storage. Enjoy the tranquility of the mature yard through the folding Nano doors leading to the sprawling deck. Walking distance to sought-after schools and steps to the River Valley.

Built in 1956

### Essential Information

MLS® # E4418643

Price \$1,500,000



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,535
Acres	0.00
Year Built	1956
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9755 146 Street
Area	Edmonton
Subdivision	Crestwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 2Z3

### Amenities

Amenities	Deck, No Smoking Home, Patio, Smart/Program. Thermostat, Vinyl Windows, Infill Property
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings
Heating	Forced Air-2, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Masonry
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Lot Description	Lot Size from Geojet
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Crestwood Elementary
Middle	Crestwood Junior High

### **Additional Information**

Date Listed	January 18th, 2025
Days on Market	91
Zoning	Zone 10

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 19th, 2025 at 7:17am MDT