

## \$429,900 - 9616 169 Street, Edmonton

MLS® #E4430770

### \$429,900

3 Bedroom, 2.00 Bathroom, 1,146 sqft  
Single Family on 0.00 Acres

Glenwood (Edmonton), Edmonton, AB

THIS IS IT. 3 bed, 2 den, 2 bath, 1145 sq.ft bungalow w/ oversized DBL garage + EV charger offers EVERYTHING you need in a home. Minutes from Terra Rosa, WEM & major amenities! Extensively renovated over the past 5-10 years, the transformation is inside & out! The exterior boasts freshly poured concrete pathways, steps, railings, siding & windows. Step inside to find an abundance of natural light flooding the open-concept main floor w/ nice flooring (no carpets) & beautiful but thoughtfully designed dual-tone kitchen featuring quartz counters & SS appliances w/ the perfect view of your backyard. The main floor spa-like bathroom is a true showstopper w/ custom standing shower, sleek glass panel & beautifully coordinated tiles. The basement features large rec room, inviting laundry room, 3 pc bath & 2 dens that can easily be converted into bedrooms (hello - 5 BEDROOMS!). The backyard is your personal retreat, featuring a 29x18 platform deck, privacy wall & separate RV/boat parking.

Built in 1968

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4430770  |
| Price    | \$429,900 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,146                  |
| Acres          | 0.00                   |
| Year Built     | 1968                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 9616 169 Street     |
| Area        | Edmonton            |
| Subdivision | Glenwood (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5P 3X2             |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, No Animal Home                                    |
| Parking   | Double Garage Detached, Insulated, RV Parking, EV Charging Station |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco, Vinyl   |
| Exterior Features | Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco, Vinyl   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 14th, 2025

Days on Market                4

Zoning                            Zone 22

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Listing information last updated on April 18th, 2025 at 8:17pm MDT