

## \$399,900 - 9332 153 Street, Edmonton

MLS® #E4431903

**\$399,900**

3 Bedroom, 2.00 Bathroom, 986 sqft

Single Family on 0.00 Acres

Sherwood, Edmonton, AB

Excellent opportunity for first-time buyers, investors, or future redevelopment! This charming character home sits on a massive 50' x 148' (687m<sup>2</sup>) lot in a prime location. Enjoy your morning coffee on the east-facing front deck as the sun rises. Step inside to a spacious front foyer that leads to a bright, open-concept kitchen with plenty of cupboard and counter space. The main floor offers a large living area perfect for relaxing or entertaining, two generous bedrooms, and a stylish 3-piece bath. The partially finished basement adds extra potential with a third bedroom, 4-piece bathroom, laundry area, and room to expand. The west-facing backyard is a true retreat—huge and sun-drenched, with an oversized double detached garage. Nestled in a highly desirable area with quick access to the new LRT line, schools, parks, public transit, the Whitemud, downtown, Misericordia Hospital, and West Edmonton Mall. A rare find with incredible potential!

Built in 1953

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4431903  |
| Price     | \$399,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 986                    |
| Acres          | 0.00                   |
| Year Built     | 1953                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9332 153 Street |
| Area        | Edmonton        |
| Subdivision | Sherwood        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5R 1R1         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Front Porch            |
| Parking   | Double Garage Detached |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | Full, Partially Finished   |

### Exterior

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

### Additional Information

Date Listed April 19th, 2025

Days on Market 12

Zoning Zone 22

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Listing information last updated on May 1st, 2025 at 5:32pm MDT