

## \$439,900 - 9608 169 Street, Edmonton

MLS® #E4453567

### \$439,900

4 Bedroom, 2.00 Bathroom, 1,123 sqft

Single Family on 0.00 Acres

Glenwood (Edmonton), Edmonton, AB

Attractive bi-level with front and back stairs to lower level. Renovated with newer vinyl plank flooring, kitchen with granite counters, bathrooms and windows and furnace all updated. 3 bedrooms and 1 full bathroom up, and 4th bedroom/family room with ensuite down. 2174 square feet of living area... Central A/C, Newer appliances, bright sunny home that checks all the boxes! Super location on a quiet street with no back neighbors. Walking distance to schools, West Edmonton Mall, Italian Centre and Terra Losa. Easy access to Whitemud and Anthony Henday. Neighborhood renewal project to alleys and shared paths underway.

Built in 1968

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4453567               |
| Price          | \$439,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,123                  |
| Acres          | 0.00                   |
| Year Built     | 1968                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | Bi-Level |
| Status | Active   |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 9608 169 Street     |
| Area        | Edmonton            |
| Subdivision | Glenwood (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5P 3X2             |

### Amenities

|           |                                                            |
|-----------|------------------------------------------------------------|
| Amenities | Off Street Parking, Air Conditioner, Hot Water Natural Gas |
| Parking   | 2 Outdoor Stalls                                           |

### Interior

|                   |                                             |
|-------------------|---------------------------------------------|
| Interior Features | ensuite bathroom                            |
| Appliances        | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                   |
| Stories           | 2                                           |
| Has Basement      | Yes                                         |
| Basement          | Full, Finished                              |

### Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                               |
| Exterior Features | Back Lane, Cul-De-Sac, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Lot Description   | 18.3 metres back                                                                           |
| Roof              | Asphalt Shingles                                                                           |
| Construction      | Wood, Stucco                                                                               |
| Foundation        | Concrete Perimeter                                                                         |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 2                 |
| Zoning         | Zone 22           |

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Listing information last updated on August 20th, 2025 at 3:47am MDT