

## \$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 Suite         | Yes   |
| 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 48

Zoning Zone 22

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Listing information last updated on May 1st, 2025 at 4:32pm MDT