

## \$649,000 - 9620 161 Street, Edmonton

MLS® #E4437586

**\$649,000**

5 Bedroom, 3.50 Bathroom, 1,956 sqft  
Single Family on 0.00 Acres

Glenwood (Edmonton), Edmonton, AB

Welcome to this stunning and thoughtfully designed 4-bedroom infill home that offers the perfect combination of modern style, practical layout, & income potential. Located in a mature west Edmonton neighbourhood, this beautifully built home features a bright & open main floor with high ceilings, oversized windows, and premium finishes throughout. The contemporary kitchen is a showstopper with quartz countertops, stainless steel appliances, sleek cabinetry, and a large island that's perfect for entertaining. Upstairs, you'll find two spacious bedrooms plus a luxurious primary suite complete with walk-in closet & ensuite bathroom. The upper floor also includes a convenient laundry room & a second bathroom, designed with families in mind. What truly sets this home apart is the fully finished legal basement suite with its own private entrance. Ideal for generating rental income or hosting extended family, the suite includes kitchen, living space, one bedroom, and a modern bathroom.

Built in 2022

### Essential Information

MLS® #	E4437586
Price	\$649,000
Bedrooms	5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,956
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9620 161 Street
Area	Edmonton
Subdivision	Glenwood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 3H1

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Detectors Smoke, Secured Parking, Infill Property
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Opener, Oven-Microwave, Stove-Electric, Stove-Gas, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
----------	---------------------

Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 21st, 2025
Days on Market	16
Zoning	Zone 22

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 June 6th, 2025 at 12:47pm MDT