# \$2,399,999 - 9747 158 Street, Edmonton

MLS® #E4454863

## \$2,399,999

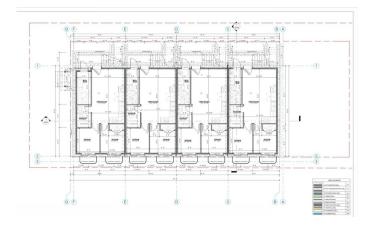
5 Bedroom, 3.50 Bathroom, 3,724 sqft Single Family on 0.00 Acres

Glenwood (Edmonton), Edmonton, AB

Welcome to this upcoming CORNER LOT 4plex in the heart of Glenwood, Edmonton, offering an exceptional investment opportunity with multiple income streams. This stunning property features legal basement suites and a garage suite, for a total of 21 bedrooms, 15 bathrooms, and over 3,700 sq. ft. of living space (approx. 1,100 sq. ft. per main unit, not including the garage suite). Each basement includes a separate entrance to a ~600 sq.ft. legal secondary suite with 2 bedrooms, full kitchen, living room, bathroom, and in-suite laundry â€" ideal for generating rental income or multi-generational living. The garage suite adds even more versatility for investors or extended family with its own full bedroom and bathroom + kitchen and living. Located in a highly desirable neighborhood, this property is close to schools, shopping, public transportation, and playgrounds, making it attractive to both families and professionals. A fully landscaped yard will be provided for low-maintenance living.







Built in 2025

### **Essential Information**

MLS® # E4454863 Price \$2,399,999

Bedrooms 5

Bathrooms 3.50

Full Baths 3 Half Baths 1

Square Footage 3,724 Acres 0.00

Year Built 2025

Type Single Family

Sub-Type 4PLEX
Style 2 Storey
Status Active

## **Community Information**

Address 9747 158 Street

Area Edmonton

Subdivision Glenwood (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T5P 2X2

## **Amenities**

Amenities Ceiling 9 ft., Closet Organizers, Detectors Smoke, See Remarks, Infill

Property, 9 ft. Basement Ceiling

Parking See Remarks

### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer,

Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two,

Dishwasher-Two

Heating Forced Air-1, Natural Gas

Stories 3 Has Suite Y

Has Suite Yes
Has Basement Yes

Basement Full, Finished

### **Exterior**

Exterior Wood, Vinyl

Exterior Features Corner Lot, Flat Site, Landscaped, Playground Nearby, Public

Transportation, Recreation Use, Schools, Shopping Nearby, See

Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed August 27th, 2025

Days on Market 66

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 November 1st, 2025 at 8:47am MDT