

## \$429,900 - 9616 169 Street, Edmonton

MLS® #E4430770

### \$429,900

3 Bedroom, 2.00 Bathroom, 1,146 sqft  
Single Family on 0.00 Acres

Glenwood (Edmonton), Edmonton, AB

THIS IS IT. 3 bed, 2 den, 2 bath, 1145 sq.ft bungalow w/ oversized DBL garage + EV charger offers EVERYTHING you need in a home. Minutes from Terra Rosa, WEM & major amenities! Extensively renovated over the past 5-10 years, the transformation is inside & out! The exterior boasts freshly poured concrete pathways, steps, railings, siding & windows. Step inside to find an abundance of natural light flooding the open-concept main floor w/ nice flooring (no carpets) & beautiful but thoughtfully designed dual-tone kitchen featuring quartz counters & SS appliances w/ the perfect view of your backyard. The main floor spa-like bathroom is a true showstopper w/ custom standing shower, sleek glass panel & beautifully coordinated tiles. The basement features large rec room, inviting laundry room, 3 pc bath & 2 dens that can easily be converted into bedrooms (hello - 5 BEDROOMS!). The backyard is your personal retreat, featuring a 29x18 platform deck, privacy wall & separate RV/boat parking.

Built in 1968

### Essential Information

MLS® #	E4430770
Price	\$429,900
Bedrooms	3



Bathrooms	2.00
Full Baths	2
Square Footage	1,146
Acres	0.00
Year Built	1968
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	9616 169 Street
Area	Edmonton
Subdivision	Glenwood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 3X2

### Amenities

Amenities	Air Conditioner, No Animal Home
Parking	Double Garage Detached, Insulated, RV Parking, EV Charging Station

### Interior

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 14th, 2025

Days on Market                4

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 April 18th, 2025 at 3:02am MDT