

## \$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 56

Zoning Zone 22

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