

## \$2,295,800 - 9632 159 Street, Edmonton

MLS® #E4449427

**\$2,295,800**

3 Bedroom, 3.50 Bathroom, 4,326 sqft

Single Family on 0.00 Acres

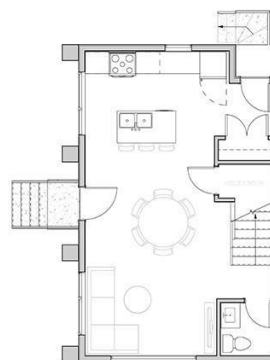
Glenwood (Edmonton), Edmonton, AB

Amazing Opportunity to add this stunning High End 8 unit project to your rental portfolio. This 4plex with legal basement suites is accompanied by a 3 single car garage to maximize your cashflow. All units are thoughtfully designed with an open main floor layout featuring LVP flooring, Quartz countertops, SS appliances, Designer lighting package and conveniently tucked away powder room. Upstairs each unit offers 2 master bedrooms with full ensuite baths and laundry. The basement suite with its own entrance offers another living space with full kitchen, living room, laundry and full bath. Total of 12 bedrooms and 16 bathrooms. Projected gross income of \$190k/yr and eligible for CMHC MLI Select financing. This property comes fully landscaped. It is perfectly located close to transportation, future LRT station, schools/parks, DT, and all your shopping needs.

Built in 1954

### Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4449427    |
| Price      | \$2,295,800 |
| Bedrooms   | 3           |
| Bathrooms  | 3.50        |
| Full Baths | 3           |



MAIN LEVEL  
Townhouse Plan A  
2 Bedroom - Dual Master / 3.5 Bathrooms

|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 4,326         |
| Acres          | 0.00          |
| Year Built     | 1954          |
| Type           | Single Family |
| Sub-Type       | 4PLEX         |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 9632 159 Street     |
| Area        | Edmonton            |
| Subdivision | Glenwood (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5P 2Z2             |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | See Remarks |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 3                         |
| Has Suite         | Yes                       |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior          | Wood, Vinyl, Hardie Board Siding |
| Exterior Features | See Remarks                      |
| Roof              | Asphalt Shingles                 |
| Construction      | Wood, Vinyl, Hardie Board Siding |
| Foundation        | Concrete Perimeter               |

### Additional Information

Date Listed July 24th, 2025

Days on Market 8

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 August 1st, 2025 at 8:32pm MDT