

## **\$1,999,900 - 9926 9928 157 Street, Edmonton**

MLS® #E4464059

**\$1,999,900**

5 Bedroom, 9.00 Bathroom, 3,923 sqft

Single Family on 0.00 Acres

Glenwood (Edmonton), Edmonton, AB

FANTASTIC CMHC MLI SELECT OPPORTUNITY! BRAND NEW SIDE BY SIDE DUPLEX IN GLENWOOD. 6 UNITS IN TOTAL including 2 oversized GARAGE SUITES. \*6 sets of appliances. 6 washers & dryers included.\* This duplex has (2) 2-storey units each with 1960+ ABOVE GRADE sqftg. 2 FULLY-FINISHED LEGAL BSMT SUITES each with 900+ finished sqftg. 2 GARAGE SUITES each with 740+ sqftg. TOTAL OF 10 BDRMS, 8 FULL BATHS & 2 HALF BATHS throughout both units. Exceptional attention to detail & construction quality. Tons of UPGRADES: Oversized islands, 10ft ceilings, BBQ gaslines, built in's, framed mirrors, upgraded appliances (2 gas cooktops in main 2 story)/6 dishwashers, upgraded plumbing fixtures, triple pane windows, 6 high eff. furnaces, 2 gas fireplaces. Extensive money spent on exterior details including oversized windows, cultured stone accents; phenomenal street & backyard appeal! RPR & rough grade. ABNHW! Your amazing investment opportunity in this glorious new development will attract quality tenants & likely above market rent! Why wait!?

Built in 2025

### **Essential Information**

MLS® #

E4464059



|                |                     |
|----------------|---------------------|
| Price          | \$1,999,900         |
| Lease Rate     | \$15                |
| Bedrooms       | 5                   |
| Bathrooms      | 9.00                |
| Full Baths     | 8                   |
| Half Baths     | 2                   |
| Square Footage | 3,923               |
| Acres          | 0.00                |
| Year Built     | 2025                |
| Type           | Single Family       |
| Sub-Type       | Duplex Side By Side |
| Style          | 2 Storey            |
| Status         | Active              |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 9926 9928 157 Street |
| Area        | Edmonton             |
| Subdivision | Glenwood (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5P 2T6              |

### Amenities

|                |                                                                                                                                                                                                                                                                                                            |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Hot Water Natural Gas, Hot Water Tankless, Insulation-Upgraded, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                                                                                                                                                                                                                                                          |
| Parking        | Double Garage Detached, Heated, Insulated, Over Sized                                                                                                                                                                                                                                                      |

### Interior

|                   |                                                                                                                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, See Remarks, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Forced Air-2, Natural Gas                                                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                                                                         |

|              |                |
|--------------|----------------|
| Fireplaces   | Tile Surround  |
| Stories      | 3              |
| Has Suite    | Yes            |
| Has Basement | Yes            |
| Basement     | Full, Finished |

## Exterior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                   |
| Exterior Features | Back Lane, Level Land, No Through Road, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Lot Description   | 50x148                                                                                                                               |
| Roof              | Asphalt Shingles                                                                                                                     |
| Construction      | Wood, Stone, Vinyl                                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                                                   |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 29th, 2025 |
| Days on Market | 16                 |
| Zoning         | Zone 22            |

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Listing information last updated on November 14th, 2025 at 5:18pm MST