

## \$1,500,000 - 9755 146 Street, Edmonton

MLS® #E4418643

**\$1,500,000**

5 Bedroom, 3.50 Bathroom, 2,535 sqft

Single Family on 0.00 Acres

Crestwood, Edmonton, AB

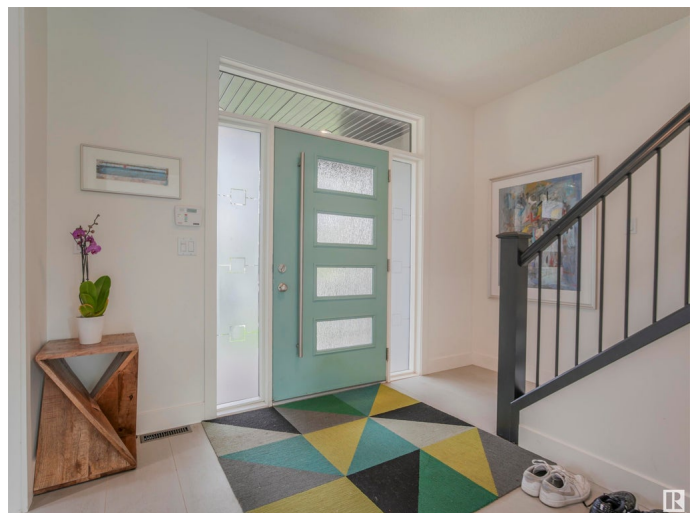
Welcome to this contemporary 2-Storey home, located on a 53'x130' lot on a beautiful tree-lined street in the heart of prestigious Crestwood. Built by award winning Ackard Contractors in 2008, this home offers over 3700 sq. ft. of total living space featuring 5 BEDROOMS, 3.5 BATHS and Double GARAGE. Main floor features a custom gourmet kitchen complete with top-of-the-line appliances, concrete countertops and stunning island. Beautiful formal dining room, large family room & spacious living room finished with modern custom tile flooring and in-floor heat throughout. Upstairs features a large den, and 3 spacious bedrooms including the huge master suite which boasts a walk-in closet and 5 pc spa-like ensuite. FULLY FINISHED basement features an oversized rec room, 2 additional bedrooms, 3 pc bathroom and plenty of room for storage. Enjoy the tranquility of the mature yard through the folding Nano doors leading to the sprawling deck. Walking distance to sought-after schools and steps to the River Valley.

Built in 1956

### Essential Information

MLS® # E4418643

Price \$1,500,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,535                  |
| Acres          | 0.00                   |
| Year Built     | 1956                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9755 146 Street |
| Area        | Edmonton        |
| Subdivision | Crestwood       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5N 2Z3         |

### Amenities

|           |   |
|-----------|---|
| Amenities | Deck, No Smoking Home, Patio, Smart/Program. Thermostat, Vinyl Windows, Infill Property |
| Parking   | Double Garage Detached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings |
| Heating           | Forced Air-2, In Floor Heat System, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Masonry  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Stucco  |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Lot Description   | Lot Size from Geojet   |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Stucco  |
| Foundation        | Concrete Perimeter   |

### **School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Crestwood Elementary  |
| Middle     | Crestwood Junior High |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 18th, 2025 |
| Days on Market | 93                 |
| Zoning         | Zone 10            |

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 21st, 2025 at 8:17pm MDT