

## \$875,000 - 9330 146 Street, Edmonton

MLS® #E4430613

**\$875,000**

4 Bedroom, 2.50 Bathroom, 1,524 sqft  
Single Family on 0.00 Acres

Parkview, Edmonton, AB

Extensively renovated 1,523 sq ft corner-lot bungalow on prestigious Park Drive and the ravine! This move-in-ready family home is designed for comfort and longevity, with a high-end kitchen overlooking a front yard perfect for a fenced kidsâ€™™ play area. Major updates: renovated bathrooms, hardwood & cork floors, windows & doors, shingles, furnace, 60-gal hot water tank, central air, added insulation (under new siding & attic), and a 200A Lutron panel. Updated PVC plumbing with new stack. Soundproofed basement has suite potential, abundant storage, and oversized closets. Double attached heated garage features mezzanine storage, epoxy floor, and new door. Enjoy the low-maintenance deck surrounded by mature trees. Though it sits on a large lot, extensive concrete, a widened driveway, sidewalks, and mulch beds make upkeep a breeze. Solar panels, ample parking, easy-care landscaping, and full security system complete this rare gem in desirable Parkview!

Built in 1956

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4430613  |
| Price    | \$875,000 |
| Bedrooms | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,524                  |
| Acres          | 0.00                   |
| Year Built     | 1956                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 9330 146 Street |
| Area        | Edmonton        |
| Subdivision | Parkview        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5R 0W6         |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Off Street Parking, Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Insulation-Upgraded, No Smoking Home, R.V. Storage, Vinyl Windows, Solar Equipment |
| Parking Spaces | 6   |
| Parking        | Double Garage Attached, Heated  |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| Fireplace    | Yes   |
| Fireplaces   | Brick Facing  |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Backs Onto Park/Trees, Corner Lot, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Ravine View, River Valley View, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl   |
| Foundation        | Concrete Perimeter   |

### **School Information**

|            |                     |
|------------|---------------------|
| Elementary | Parkview, Crestwood |
| Middle     | St. Rose, St. Paul  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 12th, 2025 |
| Days on Market | 23               |
| Zoning         | Zone 10          |

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Listing information last updated on May 5th, 2025 at 1:02pm MDT