

## \$535,000 - 9449 152 Street, Edmonton

MLS® #E4452432

**\$535,000**

5 Bedroom, 3.50 Bathroom, 1,539 sqft  
Single Family on 0.00 Acres

Sherwood, Edmonton, AB

Welcome to Sherwood! This large, fully finished half-duplex with a side entrance is ideal for a large family. The main floor features an open-concept layout, seamlessly connecting the living area and kitchen. The kitchen is well-equipped with ample cabinets, a large island, and a pantry. Upstairs, you will find the primary bedroom with an en-suite bathroom and a walk-in closet, along with two additional bedrooms and another full bathroom. Exterior features include a double detached garage, a deck, and a fully fenced yard, offering both convenience and privacy. The basement is fully finished with a separate entrance, two bedrooms, separate laundry, a fridge, and a dishwasher, providing flexible living arrangements. Please note, it is only missing an additional stove to be a completely separate unit. The photos provided were taken from the other half of the duplex property with the same layout, which is currently operating two successful short term rentals.

Built in 2014

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4452432  |
| Price     | \$535,000 |
| Bedrooms  | 5         |
| Bathrooms | 3.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,539         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9449 152 Street |
| Area        | Edmonton        |
| Subdivision | Sherwood        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5R 1N1         |

### Amenities

|           |                                                                                    |
|-----------|------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke |
| Parking   | Double Garage Detached                                                             |

### Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                        |
| Appliances        | Dishwasher-Built-In, Garage Opener, Hood Fan, Stove-Electric, Dryer-Two, Refrigerators-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                                                                               |
| Stories           | 3                                                                                                       |
| Has Suite         | Yes                                                                                                     |
| Has Basement      | Yes                                                                                                     |
| Basement          | Full, Finished                                                                                          |

### Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                    |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                               |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 2                 |
| 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 12th, 2025 at 10:32pm MDT