

## \$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	18
Zoning	Zone 10

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