

## \$450,000 - 9214 154 Street, Edmonton

MLS® #E4435146

**\$450,000**

3 Bedroom, 2.50 Bathroom, 1,490 sqft

Single Family on 0.00 Acres

Sherwood, Edmonton, AB

First-time home buyers & savvy investors â€“  
ALERT!!! This half duplex is located in the heart of Sherwood and only a few blocks away from the new Valley Line LRT expansion. It features a great layout with 9â€™™ ceilings, laminate flooring, a spacious wrap-around kitchen with dark cabinetry, stainless appliances & separate dinette, a lovely living room with full-height tile-surround gas fireplace, back-hall mudroom, main-floor laundry, 3 top-floor bedrooms including a king-sized ownerâ€™™s suite with adjoining 4pc ensuite, and an unfinished basement. Complete with a fully landscaped & fenced yard, exterior deck, double-detached garage, & desirable WEST-FACING exposure, this property is ideally situated with easy access to public transit & all amenities.

Built in 2007

### Essential Information

MLS® #	E4435146
Price	\$450,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,490
Acres	0.00



Year Built	2007
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	9214 154 Street
Area	Edmonton
Subdivision	Sherwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 1T5

### **Amenities**

Amenities	Ceiling 9 ft., Deck, Front Porch, No Animal Home, No Smoking Home, See Remarks
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            May 8th, 2025  
Days on Market      6  
Zoning                Zone 22

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