

# \$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

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 May 14th, 2025 at 6:17pm MDT