

## \$4,250,000 - 9610 167 Street, Edmonton

MLS® #E4395544

**\$4,250,000**

4 Bedroom, 3.50 Bathroom, 3,044 sqft  
Single Family on 80.00 Acres

Edmonton South West, Edmonton, AB

80 Acres with private treed setting backing onto Whitemud Creek, in one of the hottest distribution warehouse development corridors, with direct access to future airport area highway expansion. How close? Alberta Transportation is in talks to buy some of the land to facilitate. Hillside bungalow has over 6,000 square feet of developed space, triple car garage, 7,000 sq ft SHOP with 3 phase power and hoists. Main floor has feature vaulted ceilings in foyer and living room. Primary bedroom has luxurious ensuite bathroom and spacious walk in closet. The living room, nook, and kitchen have amazing ravine and river views overlooking expansive fields. Walking out onto the breathtaking deck sun room feels like a chalet at a resort. Basement has 3 bedrooms, exercise room, theatre and pool room, bar as well as additional storage. Roof has 12:12 pitch, cedar shakes.

Built in 1998

### Essential Information

MLS® #	E4395544
Price	\$4,250,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	3,044
Acres	80.00
Year Built	1998
Type	Single Family
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

### **Community Information**

Address	9610 167 Street
Area	Edmonton
Subdivision	Edmonton South West
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6Y 0C7

### **Amenities**

Amenities	Air Conditioner, Bar, Closet Organizers, Deck, Exercise Room, R.V. Storage, Walkout Basement, See Remarks
Parking	Heated, Over Sized, Triple Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-2, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Three Sided
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Airport Nearby, Private Setting, River Valley View, Treed Lot, Partially Fenced

Roof	Cedar Shakes
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 3rd, 2024
Days on Market	380
Zoning	Zone 31

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