



## 9940 155 Street Edmonton AB

\$569,000

Excellent newer family home in older, established area. Lot size is 7,400 sq ft ( 50x148). Two new houses of 2,000 sq ft each can be built. This 1,400 sq ft bi-level comes with 3+2 bedrooms. 3 full baths. (total living space of 2700 sq ft). Master bedroom features ensuite bathroom and walk-in closet. The basement with a separate entrance via the garage, comes with a 2nd kitchen and own laundry set with a spacious family room. Recent \$80,000 upgrade includes new kitchen and counterop, 2 bathrooms on the upper floor, newer flooring, paint, appliances and deck (2023). Shingles (2015). Hot water tank (2019). Lots of space at the back for RV parking. Just minutes away to the future LRT Station, schools, West Edmonton Mall & Downtown. Move in Ready! Come take a peek & fall in love!

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

ianchoi868@gmail.com  
<http://http://www.polarissells.com>



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)