

## \$279,800 - 9447 156 Street, Edmonton

MLS® #E4460884

**\$279,800**

3 Bedroom, 2.50 Bathroom, 1,460 sqft  
Condo / Townhouse on 0.00 Acres

Sherwood, Edmonton, AB

TOWN HOME CONDO Located in the right between Downtown Edmonton and West Edmonton Mall just MINUTES FROM THE RIVER VALLEY and tails, 2 min walk to the NEW LRT STATION that is currently under construction. END UNIT is this small condo project with extra side yard space. STONE DETAILS AND LAMINATE FLOORING throughout the main level with a GAS FIREPLACE AND BAY WINDOW in the living room and Formal dining room adjacent. Kitchen is FILLED WITH NATURAL LIGHT. Lots of cabinets and storage with ROOM TO WORK plus a window over the sink. Spacious Dinette with Garden door to SOUTH FACING DECK that was set up for pets. Upstairs to PRIMARY SUITE FIT FOR A KING with a walk in closet and full ensuite including SHOWER WITH BODY SPRAYS. Bedrooms 2 and 3 are similar in size with a full bathroom adjacent. BASEMENT IS FINISHED with rec room and more storage. Laundry is next to the update furnace and HWT. DOUBLE DEEP GARAGE is 35'™ long with extra width near the front. NEW WINDOWS throughout plus a FLEXIBLE POSSESSION!

Built in 1993

### Essential Information

MLS® # E4460884



|                |                   |
|----------------|-------------------|
| Price          | \$279,800         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,460             |
| Acres          | 0.00              |
| Year Built     | 1993              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9447 156 Street |
| Area        | Edmonton        |
| Subdivision | Sherwood        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5R 1Z5         |

### Amenities

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| Amenities      | Air Conditioner, Closet Organizers, Deck, Vinyl Windows, See Remarks |
| Parking Spaces | 3                                                                    |
| Parking        | Double Garage Attached, Insulated, Tandem                            |

### Interior

|                   |                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                                    |
| Fireplaces        | Mantel                                                                                                                                                                 |
| Stories           | 3                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                                                         |

### Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                              |
| Exterior Features | Back Lane, Flat Site, Landscaped, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                         |
| Construction      | Wood, Vinyl                                                              |
| Foundation        | Concrete Perimeter                                                       |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 4th, 2025 |
| Days on Market | 16                |
| Zoning         | Zone 22           |
| Condo Fee      | \$386             |

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 October 20th, 2025 at 6:47pm MDT