

## \$289,900 - 9447 156 Street, Edmonton

MLS® #E4460884

**\$289,900**

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	\$289,900
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	1
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 5th, 2025 at 3:02am MDT