

# \$509,000 - 9450 150 Street, Edmonton

MLS® #E4452081

**\$509,000**

4 Bedroom, 2.50 Bathroom, 1,539 sqft  
Single Family on 0.00 Acres

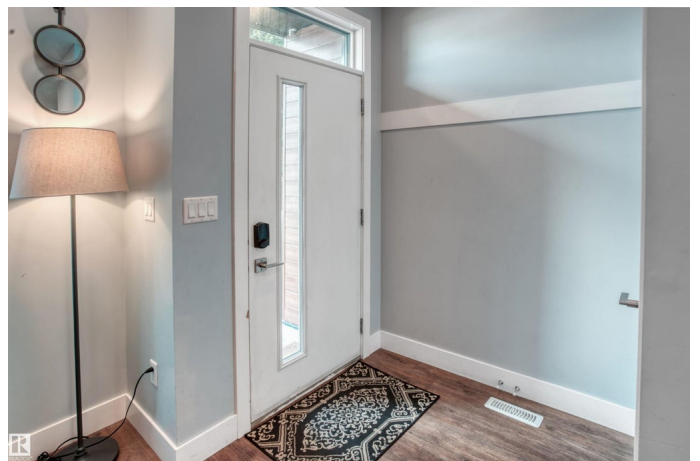
Sherwood, Edmonton, AB

This home showcases exceptional craftsmanship and attention to detail. It features three bedrooms upstairs, plus a versatile den or office on the main floor. The primary bedroom boasts a beautiful ensuite bathroom and a spacious walk-in closet. You'll find visible upgrades like stainless steel appliances, quartz countertops throughout, and custom lighting. Beyond these, the home also includes less obvious but equally important enhancements such as triple-pane windows, sound-bar insulation in the dividing walls for soundproofing, and large metal brackets under concrete walkways to prevent sinking. We've also chosen maximum-thickness vinyl plank flooring for long-lasting durability. Quality was never sacrificed for cost. Enjoy the hot summer days on the large deck with air conditioning. The property also includes a fully fenced yard and is conveniently located close to all amenities. A side entrance to the basement offers potential for future suite development.

Built in 2017

## Essential Information

MLS® #	E4452081
Price	\$509,000
Bedrooms	4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,539
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	9450 150 Street
Area	Edmonton
Subdivision	Sherwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 1G7

### **Amenities**

Amenities	On Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home, HRV System, 9 ft. Basement Ceiling
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Composition, Hardie Board Siding
Exterior Features	Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Composition, Hardie Board Siding
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed August 8th, 2025

Days on Market 68

Zoning Zone 22

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Listing information last updated on October 15th, 2025 at 12:02am MDT